

Board Office Use: Legislative File Info.	
File ID Number	11-2595
Committee	Facilities
Introduction Date	10-4-2011
Enactment Number	11-2217
Enactment Date	10-12-11



OAKLAND UNIFIED
SCHOOL DISTRICT

Memo

Board of Education

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

Board Meeting Date: October 12, 2011

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
1-2572	Allen Simmons	\$1,300.00	GO Bond-Measure B	P.O. Increase	Madison Mod HVAC	7-25-2011 thru 6-30-2012	Suisun City
1-2575	C&C Development & Associates	\$8,679.58	Country School Facilities Fund	P.O.	Downtown Ed Complex	8-15-2011 thru 12-31-2011	Oakland
1-2576	Campus Security Solutions	\$23,772.30	GO Bond - Measure B	P.O.	Montera MS Modernization	9-1-2011 thru 12-31-2012	Campbell
1-2577	Comack Plumbing	\$286.845	GO Bond-Measure B	P.O.	Chabot New Classroom	7-27-2011 thru 12-31-2011	Oakland
1-2578	Deco Art	\$2,500.00	GO Bond-Measure B	P.O. Increase	Lowell MS Mod	8-1-2011 thru 9-1-2011	Oakland
1-2579	Eric Young	\$2,500.00	GO Bond-Measure A	P.O.	Learning w/o Limits Grand Opening	9-23-2011 thru 9-23-2011	Oakland
1-2580	GKK Works	\$14,635.00	GO Bond-Measure B	P.O.	OUSD Summer Intern Program	7-1-2011 thru 8-31-2011	Oakland
1-2581	Graham Contractors, Inc.	\$16,899.80	GO Bond-Measure B	P.O.	Montclair New Classroom Building	8-31-2011 thru 10-20-2011	San Jose
1-2582	Hur Flooring	\$4,200.00	Risk Management	P.O.	Claremont Gym Fire Repair	8-2-2011 thru 12-31-2011	Canoga Park
1-2583	Lee's Signs	\$5,000.00	GO Bond-Measure B	P.O.	Lowell MS Mod	8-26-2011 thru 12-31-2011	Oakland
1-2584	Leo's Professional Audio	\$541.00	GO Bond-Measure B	P.O.	Jefferson New Building	9-12-2011 thru 9-12-	Oakland



OAKLAND UNIFIED SCHOOL DISTRICT

1-2584	Logic Domain	\$45,000.00	GO Bond-Measure B	P.O.	Facilities	2012 8-2011 thru 1-2012	Irvine
1-2588	National Construction Rentals	\$42.00	GO Bond-Measure B	P.O. Increase	Downtown Educational Complex	9-1-2011 thru 10-31-2011	San Leandro
1-2589	North American Fence & Supply, Inc.	\$670.00	GO Bond-Measure B	P.O.	Havenscourt	7-21-2011 thru 8-31-2011	Oakland
1-2590	North American Fence & Supply (Railing) Inc.	\$10,000.00	Developer Fees	P.O.	Downtown Educational Complex	9-15-2011 thru 12-31-2011	Oakland
1-2591	North American Fence & Railing, Inc.	\$3,525.00	County School Facilities	P.O. Increase	Downtown Educational Complex	9-15-2011	Oakland
1-2592	Sherwin-Williams	\$272.71	GO Bond-Measure B	P.O.	Montera MS Mod	9-2-2011 thru 10-31-2011	Oakland
1-2593	Sherwin Williams	\$7,327.19	GO Bond-Measure B	P.O. Increase	Montera MS Mod	8-2-2011 thru 12-31-2011	Oakland
1-2594	Siemens	\$1,275.00	Grant Funding	P.O.	McClymonds Youth & Family Center	9-12-2011 thru 9-12-2012	Hayward
1-2595	Yovino-Young Inc.	\$9,500.00	GO Bond-Measure B	P.O.	Facilities	9-2-2011 thru 10-2-2011	Berkeley
102596	Yovino & Young, Inc.	\$7,500.00	Country School Facilities Fund	P.O.	Downtown La Escuelita	7-13-2011 thru 8-26-2011	Berkeley

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

OAKLAND UNIFIED SCHOOL DISTRICT
Department of Facilities Planning & Management

AGREEMENT REQUEST FORM

DATE SUBMITTED 9/7/11 SUBMITTED BY: Tadashi Nakadegawa

V060350

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

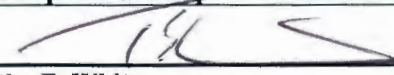

1.) A&E (Architects and Engineers) Contract	<input type="checkbox"/>	5.) "Small"(under \$15,000.00) Construction Contract	<input type="checkbox"/>
2.) IOR (Inspector of Record) Contract	<input type="checkbox"/>	6.) Resolution Awarding Bid & Construction Contract	<input type="checkbox"/>
3.) Agreement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

Vendor Number: _____
Fiscal Year: 2011-2012
P.O. Under \$50K: _____
Date Processed: 9-8-11
To: MB 9-8-11 To DR: 9-8-11


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

 Timothy E. White Assistant Superintendent	Date	 Tadashi Nakadegawa Director of Facilities	Date
---	------	--	------

SECTION III. AGREEMENT INFORMATION:

Project Name:	PROPERTY APPRAISAL 880 39 TH Street	Project No:	9189901828-5825
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: 9/02/11 Stop: 10/02/11	Amounts:	Current Contract Amount: Not to Exceed Amount: \$9,500.00 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:	 Edgar Rakestraw, Jr., Secretary Board of Education

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

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

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 OUSD with the proposal of purchasing property by OMI.

LEGISLATIVE FILE

Funding Source _____
File ID No. 11-2595
Introduction Date 10-4-2011
Enactment No. 11-2217
Enactment Date 10-12-11

Budget Number: _____

RECEIVED

9-8-2011

G. MICHAEL YOVINO YOUNG
MAI, SRA, ASA, FSA, A
PRESIDENT



ALISON J. F. TIEMAN
MAI, B
VICE PRESIDENT

YOVINO
YOUNG
INCORPORATED
VALUATION
CONSULTANTS

September 2, 2011

Tadashi Nakadegawa

Director Facilities Planning and Management
Oakland Unified School District (OUSD)
955 High Street
Oakland, CA 94601

Re: 880 39th Street
APN 012-0961-001-00
012-0961-009-02
Oakland, California

Dear Mr. Nakadegawa:

As you requested, we propose to provide appraisals of the above referenced properties, both under the ownership of the Oakland Unified School District, and located across 39th Street from each other.

APN 012-0961-001-00 consists of an entire city block bounded by 39th Street on the North, Apgar Street on the South, Lust Street on the East, and Market Street on the West. It contains a total of ±2.94 acres. The property is improved with a large, single story school building, and occupied by a charter school known as Oakland Military Institute (OMI).

APN 012-0961-009-02 consists of a rectangular site fronting on 39th Street for ±190 feet, with a depth of ±100 feet and containing ±19,000 sf. It is currently vacant, fenced, and graded level.

The purpose of the appraisals is to estimate the market value of: a leased fee interest in 012-0961-001-00; and, a fee simple interest in APN 012-0961-009-02, in each case as of a current date. The function and intended use the appraisal reports is to assist OUSD in evaluating the property in connection with a proposed purchase of the property by OMI.

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.

To: Tadashi Nakadegawa
Re: 880 39th Street



Page Two
9/2/11

The scope of work will include inspection of the property, research into relevant land use controls, zoning and other factors influential in the highest and best use of the property, research into, and analysis of, pertinent sale and lease transactions of competitive properties, leading to formation of an opinion of current market value for the property.

Our fee to complete the above scope of work is as follows:

012-0961-001-00:	\$6,500
012-0961-009-02	<u>\$3,000</u>
Total:	\$9,500

The fee is payable upon delivery of our reports. The time frame for completion is four weeks from your date of authorization to proceed with this assignment.

We will need the following information 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 the 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, or use as the basis to generate your standard contract. Please do not hesitate to contact me if further clarification is required. We look forward to the opportunity to provide this service to you.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Peter D. Overton", is written over a horizontal line.

Peter D. Overton, MAI
Certified General R.E. Appraiser
California State License No. AG002639



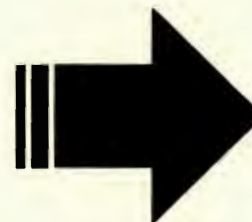
This is a Patch T type separator sheet.



Landscape Feed

New Document Follows...

Printed on 8/4/2005 9:24:41 AM



This is a Patch T type separator sheet.

