



OAKLAND BUILT
— REBUILDING BETTER SO EVERY STUDENT THRIVES —

Local Business & Project Labor Agreement



TADASHI NAKADEGAWA, DEPUTY CHIEF OF FACILITIES PLANNING AND MANAGEMENT

October 2021

www.ousd.org



@OUSDnews

Community Benefit Policies

BP7115 - Local Business Policy

- **Pre-Bid requirement**
 - 50% Oakland Businesses
 - 25% Small Oakland Businesses OR 25% Small, Local Resident Businesses

-
- ❖ **Contractor Outreach**
 - ❖ **Business Resources**

Project Labor Agreement

- **During Construction Goal**
 - 50% Hours performed by Oakland residents
 - 20% Hours performed by apprentices
 - 100% Apprentices Oakland residents

-
- ❖ **Skilled Trades Academy**
 - ❖ **Workforce Development Fund**

Local Business Enterprise (LBE) Policy Overview

BP 7115

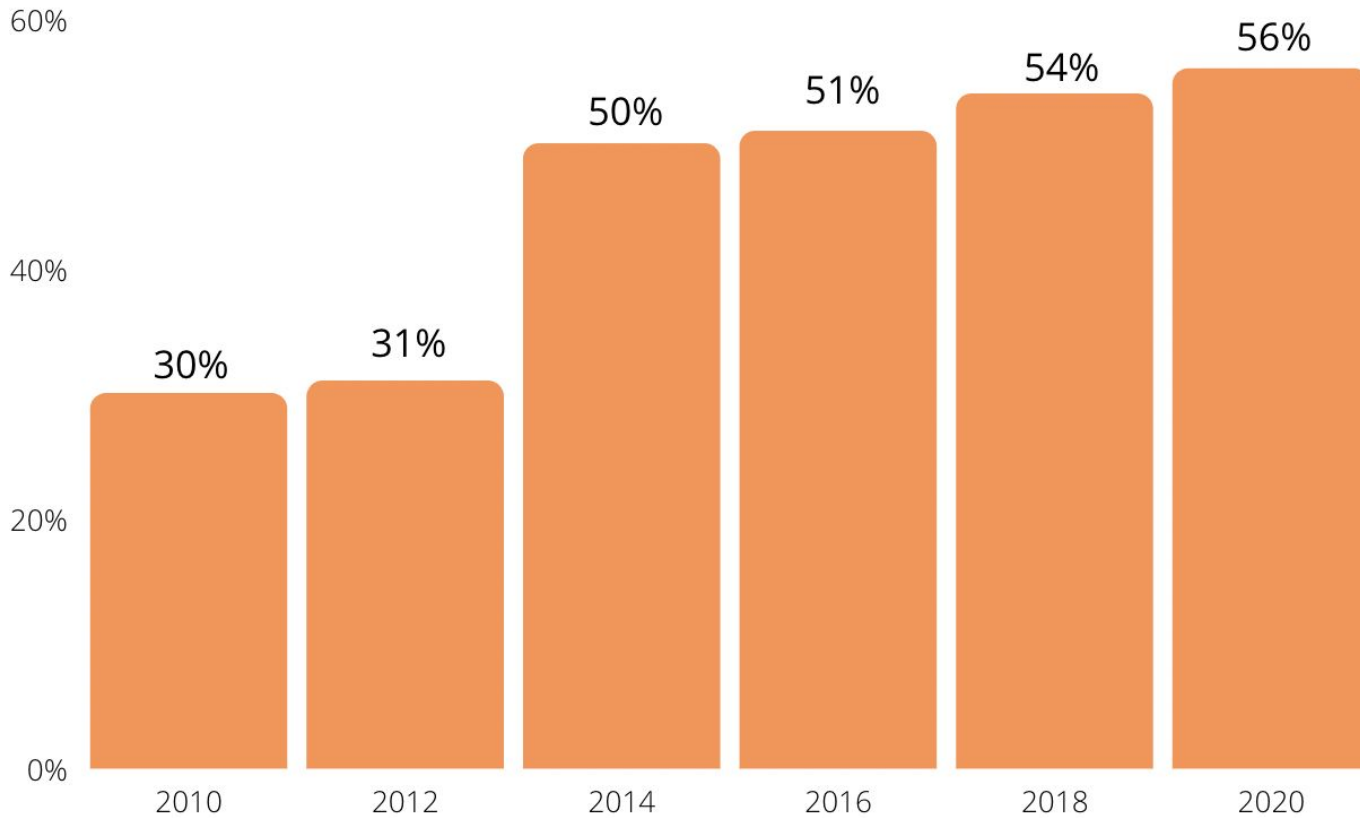
**Capital Program/
Construction Related
Local, Small Local
and Small Local
Resident Business
Enterprise Program**

POLICY

- Adopted 2008 – 20% Oakland business inclusion requirement
- Amended 2014- 50% Oakland business inclusion requirement comprised of:
- Amended 2021 to accept Oakland based firms certified by the following agencies:
 - Alameda County
 - Alameda County Transportation Commission
 - CA Unified Certification Program
 - CA Public Utilities Cmte
 - Port Of Oakland

LBE Outcomes - Cumulative

Capital Program Biennial Trend



Measure Y Outreach Meeting Analytics



OAKLAND UNIFIED SCHOOL DISTRICT
Community Schools, Thriving Students

Measure Y Program Updates & Opportunities

June 22nd, 2021 | 10AM PST | via Zoom
REGISTER: <https://ousd.zoom.us/j/81638782216>

Learn how to do business with Oakland Unified School District and meet the District's facilities & program management team!

Capital Improvements

Design	Construction
<ul style="list-style-type: none"> Coliseum College Prep Academy Elmhurst Unified MS - Site Modernization Garfield ES - Site Renovation/Build Replacement McClymonds HS - Site Renovation Melrose Leadership Academy - Site Expansion Roosevelt MS - Site Renovation Skyline HS - ADA Compliance/Seismic 	<ul style="list-style-type: none"> ADA Improvements Claremont HS - Field Improvements Claremont MS - Multipurpose Annex Energy Efficiency & Sustainability Facilities & Technology Improvements Health & Safety Upgrades Laurel Child Development Center

Deferred Maintenance

Bleachers, Electrical, Exterior & Interior Finishing, Fencing, Flooring, HVAC, Lockers, Mechanical, Painting, Paving & Turf Repair, Plumbing, Pool Mechanical System Repair, Retaining Walls, Roofing, Site Work, Window Coverings

For more information visit <https://www.ousd.org/Projects>

For questions or comments, please contact piang@luster.com

Save the Date & Outreach Flyer

Delivered to 1329 individuals

- City of Oakland Contractor Database
- Alameda County Contractor Database
- Port of Oakland Contractor Database
- Alameda County Transportation Commission

Direct phone calls made to 1329 firms on June 20th & June 21st

- 156 individuals registered for the meeting

Measure Y Outreach Meeting Analytics

Agenda

- OUSD Facilities Department
- Capital Improvements Program
- Doing Business with OUSD
 - ✓ Pre-qualification/CUPCCAA
 - ✓ Local Business Policy
 - ✓ Project Labor Agreement
- How to Stay Engaged
- Q&A
- Break Out Rooms

Meeting Details

- 121 Meeting attendees
- 4-Break rooms
 - Capital Program & Projects
 - Pre-qualification/CUPCCAA
 - PLA/Payroll
 - Local Business Policy

Questions Responses 18



'Measure Y Updates & Opportunities' Event Survey

Thank you for attending the 'Measure Y Updates & Opportunities' event hosted by the Oakland Unified School District. We hope the event proved valuable to you and your firm! To assist us on how to make our future events even better for you, please fill out this short survey that will take ~5 minutes to complete. We thank you for your time and we look forward from hearing from you soon!

Survey Follow-Up

- Sent on June 23rd
- Delivered to all attendees: 121
- Opened by a total of 31 recipients

RFPs and Bid Notices



**OAKLAND UNIFIED
SCHOOL DISTRICT**
Community Schools, Thriving Students

RFP/Q - Structural Engineering Services

Project Location: Various Measure Y Bond Program School Sites

RFQ/P Issued: Wednesday July 28, 2021

Submit Statement of Interest with contact information: Friday August 6th, 2021

Written requests for Interpretation, Correction or Modification due: Friday August 6th, 2021

Proposals Due: Thursday August 19, 2021 (2pm)

For Complete RFP/Q Click [Request For Qualifications/Proposals](#)

The **Local Business Utilization Policy** requires that there is a mandatory fifty percent (50%) LBU participation with a 25% or less Local Business (LBE) participation and a 25% or more Small Local or Small Local Resident Business (SLBE/SLRBE) participation. [For more information on the LBU Policy click HERE](#)

RFP/Q - Structural Engineering Services

Sent Wed, Jul 28, 2021

Export Contacts

79.2%
Send Rate

77%
Average Send Rate



307 Items Sent

Filter by email address or name

<input type="checkbox"/>	Email Address	First Name	Last Name	Sent Time
<input type="checkbox"/>	marlene@acumen-abe.com			Wed, Jul 28, 2021 at 5:20 PM PDT ...
<input type="checkbox"/>	ae3@ae3partners.com	Rick	Dumas	Wed, Jul 28, 2021 at 5:20 PM PDT ...
<input type="checkbox"/>	bd@abbae.com			Wed, Jul 28, 2021 at 5:20 PM PDT ...
<input type="checkbox"/>	togbeide@aoo-inc.com			Wed, Jul 28, 2021 at 5:20 PM PDT ...
<input type="checkbox"/>	rachel@appmateng.com			Wed, Jul 28, 2021 at 5:20 PM PDT ...
<input type="checkbox"/>	margaret.mcgrane@arup.com	Margaret	McGrane	Wed, Jul 28, 2021 at 5:20 PM PDT ...
<input type="checkbox"/>	mdeigado@auroraesi.com	Mabel Delgado	Delgado	Wed, Jul 28, 2021 at 5:20 PM PDT ...
<input type="checkbox"/>	kcabazon@bkf.com			Wed, Jul 28, 2021 at 5:20 PM PDT ...
<input type="checkbox"/>	kdeem@caleng.com	Kim	Deem	Wed, Jul 28, 2021 at 5:20 PM PDT ...
<input type="checkbox"/>	prequalification@camsys.com			Wed, Jul 28, 2021 at 5:20 PM PDT ...
<input type="checkbox"/>	chris@celeritasengineering.com			Wed, Jul 28, 2021 at 5:20 PM PDT ...
<input type="checkbox"/>	info@choweng.com	Reuben	Chow	Wed, Jul 28, 2021 at 5:20 PM PDT ...
<input type="checkbox"/>	stanleycooper34@yahoo.com	Stanley	Cooper	Wed, Jul 28, 2021 at 5:20 PM PDT ...

RFPs and Bid Notices

Project / Bid	Bid Date	# of Firms Contacted	Pre-Bid Attendees
Cole	March 10, 2021	202	43
Frick - Asphalt	April 14, 2021	38	5
Skyline - Sewer	May 19, 2021 May 28, 2021	348	9
Grass Valley - Exterior Painting	June 24, 2021	52	10
McClymonds - Boiler Installation	September 17, 2021	980	7

RFPs and Bid Notices

SMALL

BUSINESS

EXCHANGE

Fictitious Business Name
Statement
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COVID-19
Resources

\$75.00 ONLINE AD

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Register

SUB BID REQUESTS ▶

LEGAL NOTICES

DISPLAY ADS

CLASSIFIEDS

Jobs

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ADVERTISEMENT

Sub Bid Requests

Oakland Unified School District
Department of Facilities Planning and Management
955 High Street Oakland CA 94601

REQUEST FOR QUALIFICATIONS AND PROPOSALS (RFQ/P)

Hazardous Material Abatement Consulting Services
for
Various Measure Y Bond Program School Sites

August 25, 2021 (Issued)

Responses must be received September 15, 2021, no later than 2:00 p.m.

The Oakland Unified School District ("District") is requesting proposals from experienced firms, partnerships, corporations, associations, persons or professional organizations ("Consultants") to provide hazardous material abatement consulting services associated with the creation of a pre-qualified pool of consultants for future Measure Y Bond Program school projects.

SMALL

BUSINESS

EXCHANGE

New Report Reveals Data Strategy is a Key Advantage in Construction

National Hispanic Heritage Month 2021

NATIONAL HISPANIC

Subscribe Now Archive

SB TODAY

Investing in community colleges does more than fuel California's workforce



Tentative Look Ahead Schedule

Upcoming Facilities Projects

October

McClymonds Boiler
Room Installation Bid

Security Camera
Maintenance
Service Agreement Bid

November

Commissioning Agent
Envelope RFQ

December

Commissioning Agent
Envelope Qualification
Package

January

Claremont MS
Multipurpose Room
& Kitchen Bid

February

Castlemont Turf Field
Replacement,
Bleacher & Press Box
Construction Bid

March

Laurel Childhood
Development Center

2021

2022

Subcontractor Resources

Contractors Newsletter | July 2021



OAKLAND UNIFIED SCHOOL DISTRICT
Community Schools, Thriving Students

Recent Updates and Opportunities for OUSD Contractors

At The District

Local Business Utilization

The Oakland Unified School District maintains a 50% local business utilization (LBU) requirement on all District construction contracts and services. The 50% requirements offers a 25% local business participation and a 25% small local or small local resident business participation.

[LBU Policy PDF](#)

Current Facilities Projects



[Formal Bids RFPs](#)

Facilities

Welcome to the Facilities Planning & Management Division. Our primary goal as a department is to improve the quality of Oakland schools and school facilities to better prepare students for their futures. By providing

Quarter 3 Newsletter

- Sent on July 14th
- Delivered to a total of 539 recipients
- Opened by a total of 325 recipients

OUSD Local Contractor Newsletter 07/2021

Sent Wed, Jul 14, 2021

[Export Contacts](#)

80%
Send Rate

77%
Average Send Rate



325 Items

Sent ▾

Filter by email address or name

<input type="checkbox"/>	Email Address	First Name	Last Name	Sent Time
<input type="checkbox"/>	info@choweng.com	Reuben	Chow	Wed, Jul 14, 2021 at 1:35 PM PDT ...
<input type="checkbox"/>	lanakumar@yahoo.com			Wed, Jul 14, 2021 at 1:35 PM PDT ...
<input type="checkbox"/>	tad@cmainsf.com			Wed, Jul 14, 2021 at 1:35 PM PDT ...
<input type="checkbox"/>	fountain@coffma.com			Wed, Jul 14, 2021 at 1:35 PM PDT ...
<input type="checkbox"/>	colland@sbcglobal.net			Wed, Jul 14, 2021 at 1:35 PM PDT ...
<input type="checkbox"/>	phil@community-design.com	Philip	Erickson	Wed, Jul 14, 2021 at 1:35 PM PDT ...
<input type="checkbox"/>	molivera@condon-johnson.com			Wed, Jul 14, 2021 at 1:35 PM PDT ...
<input type="checkbox"/>	ccm@consolidatedcm.com	Lang	Scobie	Wed, Jul 14, 2021 at 1:35 PM PDT ...
<input type="checkbox"/>	conpartinc@gmail.com			Wed, Jul 14, 2021 at 1:35 PM PDT ...
<input type="checkbox"/>	don-link@comcast.net			Wed, Jul 14, 2021 at 1:35 PM PDT ...
<input type="checkbox"/>	stanleycooper34@yahoo.com	Stanley	Cooper	Wed, Jul 14, 2021 at 1:35 PM PDT ...
<input type="checkbox"/>	rmartin@bfwc.org	Rachelle	Martin	Wed, Jul 14, 2021 at 1:35 PM PDT ...
<input type="checkbox"/>	rebecca@craig-communications.com			Wed, Jul 14, 2021 at 1:35 PM PDT ...

Subcontractor Resources

Welcome to the Facilities Planning & Management Division. Our primary goal as a department is to improve the quality of Oakland schools and school facilities to better prepare students for their futures. By providing students with a positive learning environment, we are working to ensure all students feel respected and heard.

[Visit OUSD Facilities](#)

Contracting Opportunities



Let's Get You Certified/Re-certified!

City of Oakland Local Business Certification

In accordance with the District's Local Business Utilization Program (LBU) and Policy, firms wishing to participate in OUSD projects must be certified by the City of Oakland as a Local Business Enterprise (LBE), Small Local Business Enterprise (SLBE), or as a Very Small Business Enterprise (VSLBE).

[Apply for Local Business Certification](#)

Agency Contacts & Where to Find Contracting Opportunities

AC Transit: Brooklyn Moore-Green
(510) 891-7231 or bpmgreen@actransit.org
<https://www.actransit.org/doing-business-ac-transit>

SamTrans/Caltrain: Kamal Hubbard
(650) 508-7939 or hubbardk@samtrans.com
<http://procurement.samtrans.com>

SMTD: Jess Jaffee

Courses & Events

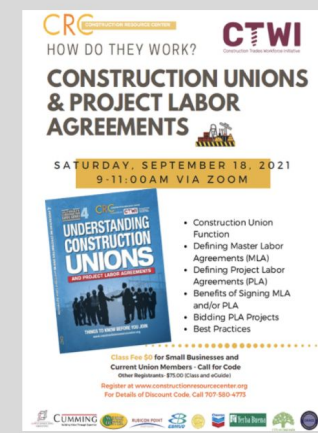
Virtual NorCal Gov2Biz MatchMaker Event

Hosted by the Northern California Procurement Technical Assistance Center (PTAC)

Join us at the 2021 Norcal Gov2Biz Matchmaker where businesses will have the unique opportunity to meet virtually with government agency buyers and representatives, as well as large prime contractors.

Date: July 20, 2021

[REGISTER HERE](#)

CRC **CTWI**
HOW DO THEY WORK?
CONSTRUCTION UNIONS & PROJECT LABOR AGREEMENTS
SATURDAY, SEPTEMBER 18, 2021
9-11:00AM VIA ZOOM

- Construction Union Function
- Defining Master Labor Agreements (MLA) and/or PLA
- Defining Project Labor Agreements (PLA)
- Benefits of Signing MLA and/or PLA
- Bidding PLA Projects
- Best Practices

Class Fee \$0 for Small Businesses and Current Union Members - Call for Code Other Registrants: \$75.00 (class and material)
Register at www.constructionresourcescenter.org
For Details of Classroom Code, Call 707-880-4752



CRC
PROCESSES YOU CAN TRUST
10-WEEK PROJECT MANAGEMENT COURSE
Fall 2021
Day: Every Tuesday
Time: 6-9pm
Start Date: Tues, 9/14/21
End Date: Tues, 11/6/21
Location: Zoom
Link to be sent prior to start of course
EVERY TUESDAY FROM 6PM-9PM VIA ZOOM

- Risk Management/Contract Review
- Creating an Effective Estimate
- Creating a Comprehensive Safety Program
- Defining Pre-construction Processes
- Trade Software (Bluebeam Activity)
- Creating & Managing a Budget
- Effective Communication
- Art of Networking/“Quitting”
- Project Close-Out

\$245.00 (class and materials) - Check Out Our Smart Pay Option. Contact Us for Possible Subsidy Information
Register at www.constructionresourcescenter.org

Subcontractor Resources



2021 Construction Contractor's Academy
(part of 2021 Building Opportunities for Business Series)

Join Alameda County Public Works Agency and Oakland Unified School District for our Annual Construction Contractor's Academy, FREE to all attendees. This year's Academy will be held virtually to ensure the safety of all.

The 3-part series will break down all components of how to successfully bid a Public Works contract. We will also cover resources available to contractors to help grow their business, including upcoming contracting opportunities and how to attain certifications to help grow your business.

SESSION 1: Basic of Bidding and Public Contracting
Thursday, October 14th | 10am - 12 pm

SESSION 2: An Overview of Bid Preparation and Project Management
Thursday, October 21st | 10am - 12pm

SESSION 3: Resources for Your Business
Thursday, October 28th | 10am - 12pm

Hosted by:




Register Today!

<http://events.r20.constantcontact.com/register/event?oeidk=a07e1ix30x40acbd7856llr=tud9h64ab>

Outreach Flyer

- Delivered to 1,704 individuals
- 33 individuals registered for all 3 sessions as of October 1st
- Direct phone calls began October 4th

Facilities Highlights

 **Lowe Consulting Group, Inc.**
Published by Harold Lowe · May 6 ·

The Dones Effect (Alan pictured with father Ray)

If you've marveled at the newly reconstructed Glenview Elementary School, you can thank Alan Dones.

Alan is the Managing Partner and founder of Strategic Urban Development Alliance, LLC (SUDA), and half of the construction team that rebuilt the 100-year-old school, located in the Glenview neighborhood of Oakland. ... [See More](#)



Native Soil Inc. was founded by Manny back in 2015 with their specialization in landscaping work. As a local business based out of Oakland, he made it a mission and priority to employ and bring onto projects others from Oakland as well. Angelina joined him in 2018 to bring in her expertise within business field. With much success, Native Soil has expanded their work from landscaping to include design and builds, water management, as well as irrigation design and consulting. They are signatory to the Laborers Local 304 Union.

Native Soil Inc. has worked on projects around Oakland such as the Rainbow Recreation Center, Madison Park Elementary, the Central Commissary Kitchen, as well as projects with Cherryland for Alameda County. When asked what their most exciting part of their work is, they simply responded with, "We literally have our handprint in our community". On their project with Rainbow Recreation, Angelina shared how proud it made her feel when her nieces, who were attendees of the Rainbow Recreation summer camp at the time, were excited to share with the other kids that their family was a part of redesigning the recreation center. As OUSD alums, Manny shared that their input in the Central Commissary Kitchen project really hit home as he was a part of making a positive change in the production of making healthier food options available to OUSD students as well as assist in making a space that will educate kids on gardening and cooking their own meals.



#OUSD100

May 6, 2021	OUSD Spotlight Interview feat. ADCO, a local business who worked on the Glenview project
May 20, 2021	OUSD Spotlight Interview feat. Franky Navarro, OUSD Graduate, on the importance of gym facilities
August 10, 2021	OUSD Campus-Based Covid-Testing and Vaccination sites

Local Business Highlight

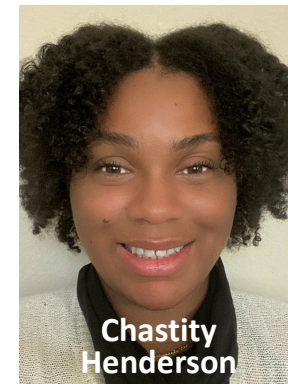


Cordoba Corporation -
minority-owned firm has provided
district wide PM/CM services

Baines Group -
Oakland-based development and
construction management firm



- Supported facilities Internship Program since 2010
- Participated in the 2021 Contractors Academy



Community Benefit Policies

BP7115 - Local Business Policy

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-
- ❖ **Contractor Outreach**
 - ❖ **Business Resources**

Project Labor Agreement

- **During Construction Goal**
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-
- ❖ **Skilled Trades Academy**
 - ❖ **Workforce Development Fund**



Project Labor Agreement (PLA)

Projects Covered

County Facilities Fund

Fund 25 & 35

Measures A, B, J & Y

Proposition 39

POLICY

- Adopted 2004
- Amended 2010 & 2016 & 2021
- Off-site credit for hours Oakland residents work on non-OUSD projects

SUPPORTS

- Collaborations with Cypress Mandela Training Center, Rising Sun & Construction Trades Workforce Initiative
- Workforce Development Fund, increased to 30 cents

Monitoring & Oversight

- Monthly Reports to PM
- Copies of Union Local Worker Request
- Certified Payroll
- Quarterly Joint Administrative Committee



Oakland Unified School District

September 2021 Site Visit Report

During the month of September 2021, Jorge Velasco observed work at 2 OUSD site2, Fremont High School and Skyline High School. No work was observed at Melrose Leadership, Cole Auditorium, McClymonds, Maxwell Park, or Frick.

Mr. Velasco observed D & B Painting, Nor Cal Scaffolding, Innovative Construction, Pacific Ceiling, Hartley, and Bay City Mechanical performing work at Fremont High School. Mr. Velasco also observed Bay Construction at Skyline High School. No work was observed at Melrose Leadership, Cole Auditorium, McClymonds, Maxwell Park, or Frick.

Sites visited where no work was observed

Date	Location
September 2	Frick United, Melrose Leadership, Markham, Cole Auditorium
September 10	Laurel CDC, Frick United, Melrose Leadership, Markham, Cole Auditorium, McClymonds High School,
September 21	Laurel CDC, Frick United, Melrose Leadership, Markham, Cole Auditorium

Labor Compliance Note: Due to COVID-19 interviews have not been conducted.

OUSD – Fremont HS:

The table below outlines the days Jorge Velasco conducted his site visits, which contractors were observed and an estimate on individuals working.

Date	Contractors	Workforce Estimate
September 2	Cahill, Focon, Pacific Ceiling, Hartley	12
September 10	Cahill, Focon, Bay City Mechanical	9
September 21	Hartley, Innovative, Cahill, Crown	12

Please note: that the contractor's daily construction logs for this site may show more numbers than what was observed by Mr. Velasco.

September 3, 2021:



Figure 1 workers on scaffolding

Figure 2 new windows installed



Figure 3 doors installed

Figure 4 exterior stucco view



OAKLAND BUILT
— REBUILDING BETTER SO EVERY STUDENT THRIVES —

Outcomes



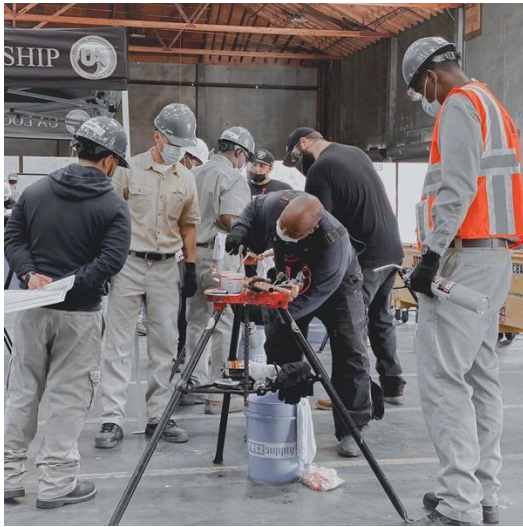
\$147K Contributed into workforce
development fund

--

580 Oakland Workers
173 Oakland Apprentices



Outcomes - Local Residents



Skilled Trades Opportunities

- OUSD ECCCO Internship Program
- Cypress Mandela Skilled Trades Fair





OUSD Student Engagement

Linked Learning hosted the 2021 summer skilled trades program in collaboration with Cypress Mandela Training Center.

- Students from Coliseum College Prep, Fremont, Madison Park, Oakland High School and Skyline
- 29 students completed the program
- 19 OUSD graduates
- 9 graduates continued with the Cypress 15-week adult program

COURSE CONTENT

Carpenter, Masonry, Electrical Wiring
Construction Math
Confined Spaces
Covid-19 Safety Procedures
Material Handling & Tool Recognition
OSHA 10
Physical Conditioning
Unions Apprenticeship
Soft Skills



Local Resident Engagement



Outreach to local community-based organizations, social service agencies and workforce development program to increase awareness about career opportunities in construction.

- Akoma Market
- Midnight Basketball Career Workshops
- Rising Sun Center for Opportunity
- Building Opportunities for Self Sufficiency (BOSS)





Community Schools, Thriving Students



**OAKLAND UNIFIED
SCHOOL DISTRICT**
Community Schools, Thriving Students

1000 Broadway, Suite 680, Oakland, CA 94607

www.ousd.org



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