

Board Office Use: Legislative File Info.	
File ID Number	12-2601
Committee	Facilities
Introduction Date	10-10-2012
Enactment Number	12-2570
Enactment Date	10/10/12 o.k.



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

**AGREEMENT REQUEST FORM**

DATE SUBMITTED: July 31, 2012

SUBMITTED BY: Larry Bridges

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

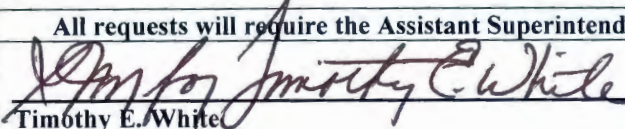
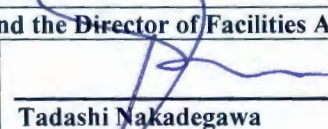
1.) A&E (Architects and Engineers) Contract	<input type="checkbox"/>	5.) "Small"(under \$15,000.00) Construction Contract	<input type="checkbox"/>
2.) IOR (Inspector of Record) Contract	<input type="checkbox"/>	6.) Resolution Awarding Bid & Construction Contract	<input type="checkbox"/>
3.) Agreement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

Vendor Number: \_\_\_\_\_  
Fiscal Year: 2012-2013  
P.O. Under \$50K: \_\_\_\_\_  
Date Processed: 8-6-2012  
To: MB 7/12 To DR: \_\_\_\_\_

**SECTION II LOCAL BUSINESS PARTICIPATION PERCENTAGE**

Local Business	Small Local Business	Small Local Resident Business	Total Percentage
100%	Yes	No	100%

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 <u>7/31/12</u>
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**SECTION III. AGREEMENT INFORMATION:**

Project Name:	Lakeview Elementary	Project No:	None
Vendor Name:	Douglas Parking	Vendor Contact:	Steve Douglas
Vendor Phone Number:	510-444-7412 Direct 510-452-3654 Fax	Vendor Mailing Address:	7121 Webster Street Oakland, CA 94612
Agreement Start & Stop Dates:	Start: May 1, 2011 Stop: June 30, 2012	Amounts:	Current Contract Amount: Not to Exceed Amount:\$ 2650.00 Revised Contract Amount:
Has Work Started?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes give an explanation:	Has Work Been Completed?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Certificate of Insurance Attached <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date provided: _____			

9181331840-6130

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
  - Date of Bid Opening
  - Name of Architect
  - Liquidated damages per day
  - Performance Bonds Attached
  - Payment Bonds Attached
  - Number of Phases
- (Sections 6 & 7 to be completed by Contract Administration department)

Scope of Work: Please see attachment

**LEGISLATIVE FILE**  
File ID No. 12-2601  
Initiation Date 10-10-2012  
Enclosure No. 12-2570  
Attachment Date 10/10/12  
ok

Discussion Information

Funding Source \_\_\_\_\_

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

*Jody London*  
President, Board of Education

*Edgar R. Keastrow, Jr.*  
Secretary  
Board of Education

**RECEIVED**  
OCT 6 2012  
8-6-2012

510-444-7412

www.douglasparking.com

www.airpark.com

"Life, Liberty, and the Pursuit of Parking"

**From:** KENNETH QUANDT [mailto:kenneth.quandt@att.net]  
**Sent:** Monday, July 30, 2012 5:28 PM  
**To:** Steven Douglas  
**Subject:** Re: Lakeview

918 133 1840

Hi Steven

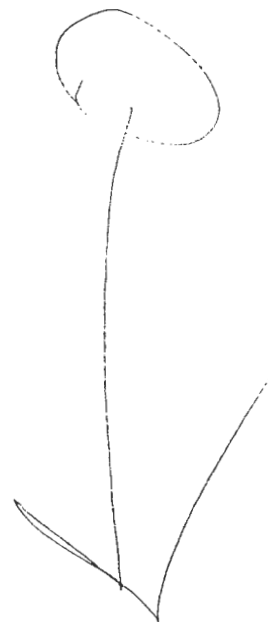
The plan took four hours all told -- I would like to charge you 150 per hour for that if it will work with your client. My usual charge is 250 for owners etc. -- so that would be 600.

The laying out and striping of approx 150 stalls in yellow plus the extensive walkways within the lot as shown and plus going down the ramp: \$2650. this includes three double arrows on the ramp and shortening the diagonal stalls about three feet as we discussed on site. There will be some field adjustments in all likelihood = I hope I can gain instead of lose a couple of stalls.

So my total would be \$3250.00. I would like to start on Wednesday if possible.

I expect that you will be passing this through. Please advise if you want me to write you a letter you can forward directly to them.

Ken



Kenneth Quandt  
A.Quandt & Sons  
440 Belvedere St  
San Francisco, CA 94117

order to achieve this we need to remove the planters not only along the fence as we saw on site but also along the fronts of the buildings across the way, and also we need to have the pedestrians stay outside the fence as you can see and enter near the first building – to get the space we need. In case you do not mind we can use angled parking and there would be more room – with a diminution of the total maybe just 20 stalls down to 140 or so. But you really might want to avoid diagonal for operational reasons – or maybe you would prefer it?


I can price the striping once you decide on whether to stick with perpendiculars.

Thanks for calling me in to help with this important and interesting job.

Ken

Kenneth Quandt  
A.Quandt & Sons  
440 Belvedere Street  
San Francisco, CA 94117  
415-731-7131

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 **OUSD\_Lakeview\_Douglas.pdf**  
406K

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**Leroy Stokes** <leroy.stokes@ousd.k12.ca.us>  
To: Steven Douglas <steven@douglasparking.com>  
Cc: timothy.white@ousd.k12.ca.us

Fri, Jul 27, 2012 at 5:11 PM

Hi Steven,

Thanks! We'll get back to you on Monday.

Have a great weekend !

[Quoted text hidden]

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**Leroy Stokes** <leroy.stokes@ousd.k12.ca.us>  
To: Steven Douglas <steven@douglasparking.com>  
Cc: timothy.white@ousd.k12.ca.us

Mon, Jul 30, 2012 at 4:48 PM

Hi Steven,



I hope all is well, We like the layout so please proceed.

Thank you,  
[Quoted text hidden]

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**Steven Douglas** <steven@douglasparking.com>  
To: Leroy Stokes <leroy.stokes@ousd.k12.ca.us>  
Cc: timothy.white@ousd.k12.ca.us

Mon, Jul 30, 2012 at 4:50 PM

Ok. Great! Let me get costs now.

Steven Douglas  
Douglas Parking LLC  
Airpark  
510-444-7412  
www.douglasparking.com  
www.airpark.com

"Life, Liberty, and the Pursuit of Parking"

**From:** Leroy Stokes [mailto:leroy.stokes@ousd.k12.ca.us]  
**Sent:** Monday, July 30, 2012 4:49 PM  
**To:** Steven Douglas  
**Cc:** timothy.white@ousd.k12.ca.us  
**Subject:** Re: FW: Lakeview

[Quoted text hidden]

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**Steven Douglas** <steven@douglasparking.com>  
To: leroy.stokes@ousd.k12.ca.us, timothy.white@ousd.k12.ca.us  
Cc: Kenneth Quandt <kenneth.quandt@att.net>

Tue, Jul 31, 2012 at 7:32 AM

Leroy,

Below is the stripers cost. I'll cover the \$600 fee for the drawings and plan work. So the cost to OUSD for all this work is \$2650. I think that's a great price. He can start tomorrow if we move quickly on this.

Steven Douglas  
Douglas Parking LLC  
Airpark