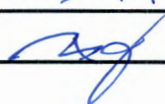



# LEGISLATIVE FILE

File ID No. 12-0618  
Introduction Date 3-14-2012  
Enactment No. 12-0896  
Enactment Date 3-14-12  
By 

OAKLAND UNIFIED SCHOOL DISTRICT  
Office of the Board of Education  
March 14, 2012

To: Board of Education

From: Tony Smith, Ed.D., Superintendent  
  
Timothy E. White, Associate Superintendent of Facilities Planning & Management, Buildings & Grounds and Custodial Services

Subject: **Authorizing and Approving the Project Budget, Key Code and Project Number for the King Estates Middle School Seismic Retrofit Project in the amount of \$5,590,000.00**

---

## ACTION REQUESTED

Approval by the Board of Education of Resolution No. 1112-0171- Authorizing and approving the Project Budget, Key Code and Project Number for the King Estates Middle School Seismic Retrofit Project in the amount of \$5,590,000.00.

## BACKGROUND

In keeping with the Oakland Unified School District's commitment to the improvement and development of its K-12 facilities, the District has embarked on a groundbreaking plan to create a district-wide modernization of the District's schools.

## STRATEGIC ALIGNMENT

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**

The funding source for this project budget is County School Facilities Fund (Fund 35).

**RECOMMENDATION**

Approval by the Board of Education of Resolution No. 1112-0171- Authorizing and approving the Project Budget, Key Code and Project Number for the King Estates Middle School Seismic Retrofit Project in the amount of \$5,590,000.00.

**ATTACHMENTS**

Resolution No. 1112-0171- Authorizing and approving the Project Budget, Key Code and Project Number for the King Estates Middle School Seismic Retrofit Project in the amount of \$5,590,000.00.

<b>Site</b>	<b>Measure</b>	<b>Project Number</b>	<b>Key Code</b>	<b>Project Budget</b>
<b>King Estates MS Seismic Retrofit</b>	<b>County School Facilities Fund</b>	<b>12101</b>	<b>2169003890</b>	<b>\$5,590,000.00</b>

**RESOLUTION OF THE  
BOARD OF EDUCATION  
OF THE OAKLAND UNIFIED SCHOOL DISTRICT**

**RESOLUTION NO. 1112-0171**

**AUTHORIZING AND APPROVING NEW PROJECT BUDGET, KEY CODE  
AND PROJECT NUMBER FOR KING ESTATES MIDDLE SCHOOL SEISMIC  
RETROFIT PROJECT**

WHEREAS, in keeping with the Oakland Unified School District's commitment to the improvement and development of its K-12 facilities, District staff has prepared the listed New Project Budget, Project Code and Key Code with an attached detailed explanation of the budget component costs; and

WHEREAS, authorization and approval of the New Project Budget, Key Code and Project Number for the King Estates Middle School Seismic Retrofit Project, the scope of the project is to provide seismic retrofit of the building at King Estates Middle School site; and

WHEREAS, the following table represents the New Project Budget, Key Code and Project Code for this project, which incorporates all project costs and fees per the attached Board Budget Breakdown to this Resolution, which provides a detailed summary of the costs comprising the New Project Budget:

<b>Site</b>	<b>Measure</b>	<b>Project Number</b>	<b>Key Code</b>	<b>Project Budget</b>
<b>King Estates MS Seismic Retrofit</b>	<b>County School Facilities Fund</b>	<b>12101</b>	<b>2169003890</b>	<b>\$5,590,000.00</b>

**RESOLUTION OF THE  
BOARD OF EDUCATION  
OF THE OAKLAND UNIFIED SCHOOL DISTRICT**

**RESOLUTION NO. 1112-0171**

**AUTHORIZING AND APPROVING NEW PROJECT BUDGET, KEY CODE  
AND PROJECT NUMBER FOR KING ESTATES MIDDLE SCHOOL SEISMIC  
RETROFIT PROJECT**

Page 2

**NOW, THEREFORE, BE IT RESOLVED**, that the New Project Budget, Key Code and Project Number and for the King Estates Middle School Seismic Retrofit Project in the amount stated herein for the purpose listed are hereby approved.

Passed by the following vote:

AYES: Gary Yee, David Kakishiba, Noel Gallo, Christopher Dobbins,  
Alice Spearman, Vice President Hinton Hodge, President Jody  
London

NOES: None

ABSTAINED: None

ABSENT: None

I hereby certify that the foregoing is a full, true and correct copy of a Resolution adopted, at a Regular Meeting of the Governing Board of the Oakland Unified School District held on March 14, 2012.



Edgar Rakestraw, Jr.  
Secretary, Board of Education

**Legislative File**

File ID Number: 12-0618  
Introduction: 3-14-12  
Enactment Number: 12-0896  
Enactment Date: 3-14-12

# ATTACHMENT A Resolution 1112-0171

## *King Estates Middle School Seismic Retrofit*

**Project Number: 12101**

**Key Code: 2169003890**

**Project Description:** Seismic retrofit of the buildings of the King Estates Middle School Site.

Budget Code	Budget Description	Original Total		Total
	4400 Cap Exp Over \$500 but under threshold	\$	-	\$ -
	6105 Site Purchase	\$	-	\$ -
	6112 Appraisals	\$	-	\$ -
	6132 Escrow Costs	\$	-	\$ -
	6160 Surveying Costs	\$	-	\$ -
	6150 Site Support Costs	\$	-	\$ -
	6145 Relocation Assistance	\$	-	\$ -
	6170 Hazardous Waste	\$	75,000.00	\$ 75,000.00
	6175 Demolition	\$	-	\$ -
	6180 Utility Hookup Fees	\$	-	\$ -
	6190 Other Site Costs	\$	-	\$ -
	6215 Architect/Engineering Costs	\$	350,000.00	\$ 350,000.00
	6222 DASH Fees	\$	-	\$ -
	6232 CEDE Fees	\$	-	\$ -
	6242 Energy Analysis	\$	-	\$ -
	6252 Preliminary Tests	\$	-	\$ -
	6262 Other Planning Costs	\$	50,000.00	\$ 50,000.00
	6271 Main Construction	\$	4,730,000.00	\$ 4,730,000.00
	6272 Construction Management	\$	-	\$ -
	6274 Other Construction	\$	75,000.00	\$ 75,000.00
	6276 Moving Expenses	\$	25,000.00	\$ 25,000.00
	6278 Interim Housing	\$	50,000.00	\$ 50,000.00
	6265 Testing	\$	50,000.00	\$ 50,000.00
	6235 Inspections	\$	150,000.00	\$ 150,000.00
	6299 Contingency (Budget Use Only)	\$	25,000.00	\$ 25,000.00
	6410 Furniture and Equipment	\$	10,000.00	\$ 10,000.00
	6414 Desktop Computers	\$	-	\$ -
	6415 Network Equipment	\$	-	\$ -
	6416 Printers	\$	-	\$ -
	6417 Video Equipment	\$	-	\$ -
	6418 Computer Servers	\$	-	\$ -
	6420 Other Technology Equipment	\$	-	\$ -
		\$	-	\$ -
	<b>Totals</b>	\$	5,590,000.00	\$ 5,590,000.00

**OAKLAND UNIFIED SCHOOL DISTRICT  
FACILITIES PLANNING AND MANAGEMENT DEVELOPMENT**

**NEW PROJECT AUTHORIZATION FORM**

**FORM INITIATION DATE:** February 13, 2012  
**PROJECT NAME:** King Estates MS Seismic Retrofit  
**PROJECT TYPE:** Seismic Retrofit  
**FUNDING SOURCE:** Fund 35  
**PROJECT NUMBER:** 12101  
**SITE NUMBER:** 216  
**PROJECT MANAGER:** Mary Ledezma 1112-0171

**DETAILED PROJECT DESCRIPTION:**  
Seismic Retrofit of the buildings at King Estates Middle School site.  
 \_\_\_\_\_  
 \_\_\_\_\_

**INITIAL PROJECT BUDGETS:**

(For Accounting Use Only)		<b>BUDGET</b>		
<b>BUDGET KEY CODE</b>	<b>OBJECT CODE:</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>	
<u>2169003890</u>	6170	Hazardous Material Abatement	\$	75,000.00
	6215	Architect/Engineers	\$	350,000.00
	6235	Inspection	\$	150,000.00
	6265	Testing	\$	50,000.00
	6271	Main Construction	\$	4,730,000.00
	6274	Other Construction	\$	75,000.00
	6262	Other Planning Costs	\$	50,000.00
	6276	Moving Expenses	\$	25,000.00
	6299	Contingency (budget use only)	\$	25,000.00
	6410	Furniture & Equipment	\$	10,000.00
	6278	Interim Housing	\$	50,000.00
<b>TOTAL INITIAL BUDGET:</b>			<b>\$</b>	<b>5,590,000.00</b>

**AUTHORIZED SIGNATURES:**

\_\_\_\_\_ 2/17/12

DIRECTOR OF FACILITIES DATE

\_\_\_\_\_

ASSISTANT SUPERINTENDENT DATE

**BOARD APPROVAL:** \_\_\_\_\_

CONTRACT ADMINISTRATOR DATE

CC CONTRACT ADMINISTRATION 23 17 FOR SUBMITTAL TO BOARD

ACCOUNTING FOR BUDGET LOADING

SGI PLANNING DEPARTMENT FOR INPUT INTO PROJECT TOOL

**RECEIVED**

2-22-2012

# ZFA STRUCTURAL ENGINEERS

## OUSD Seismic Safety Enhancement Program

### *OUSD Seismic Safety Enhancement (SSE) Program – Status Report and Summary of Findings*

November 29, 2011

#### **Disclaimer**

This is a progress report, not for distribution or making a decision on a case-by-case basis. It does however identify the potential seismic rehabilitation scope for the District's portfolio. All findings, recommendations and actions based on the material herein and attached shall be presented to ZFA for confirmation.

#### **Mission Statement**

The Seismic Safety Enhancement Program embraces recent, increased public and political focus on improving the learning environment safety and accessibility, and, in particular, mitigating seismic risk. The goal of this Program is to systematically identify and remove potential seismic deficiencies in the OUSD building inventory. A key component to the process is to quantify relative risks to develop a comprehensive program where the holistic seismic safety of the district is improved through individual building retrofits. With a focus on fiscally responsible resource allocation and risk management, building retrofits are prioritized and performed to at least a Collapse Prevention structural performance level. As required by regulations or deemed practical, the process incorporates programming, accessibility and fire/life safety upgrades, and modernization, while accessing state funding where possible.

#### **Overview**

Through the master planning process, approximately 328 "permanent" (non-portable) buildings, as part of elementary, middle and high school campuses (K-12), have been identified in the OUSD building inventory. Individual buildings are grouped by site number and campus name and labeled by a specific building identification letter, consistent with the master plan terminology developed by MKThink. At this time, portable and administrative buildings are outside of the scope of the SSE Program.

The data for the OUSD portfolio is maintained in an Excel format that summarizes the relevant properties for each building.

#### **Process**

Information has been gathered on these buildings from the following sources:

- Site plans and qualitative site summaries prepared by MKThink
- AB300 list (with comments from OUSD)
- Seismic assessments of most buildings in the OUSD inventory by URS in 1999
- Original construction drawings (we currently have electronic drawings for 30 campuses, including a number of selected buildings whose drawings were located in the archives and scanned to electronic files)
- DSA project tracking (contains projects submitted after November 1997)
- Field visits

Of the 328 structures, we are lacking any information on 36 buildings.

# ZFA STRUCTURAL ENGINEERS

## Categories

Based on initial assessments of the structures in the building inventory, buildings have been assigned preliminary ranking which fall in the following categories:

- *Unknown*: no drawings or data reviewed
- *Yellow*: poses a lower seismic risk; likely to achieve Life Safety through a structural collapse prevention performance objective
- *Orange*: poses a moderate seismic risk level between yellow and red
- *Red*: poses a higher seismic risk; unlikely to achieve Life Safety through a structural collapse prevention performance objective

## Category rationale

A building's ranking is generally determined by the following criteria, which includes factors such as structural systems and date of construction, although assignments for buildings may be modified based on specific information from construction drawings or site visits.

- Yellow
  1. Wood-framed buildings, less than 2 stories and no "long span" conditions
  2. Buildings built after 1984
- Orange
  1. Wood-framed buildings over two stories
  2. Steel-framed buildings – two stories and under
  3. Concrete shear wall buildings with rigid diaphragms, built after 1978
- Red
  1. Steel-framed buildings – three stories and above
  2. Concrete shear wall buildings with rigid diaphragms, built before 1978
  3. Concrete shear wall buildings with flexible diaphragms
  4. Concrete moment-resisting (de facto or not) frame buildings
  5. Precast concrete buildings
  6. Masonry buildings