


Board Office Use: Legislative File Info.	
File ID Number	11-3008
Committee	Facilities
Introduction Date	12-6-2011
Enactment Number	11-2517
Enactment Date	12-14-11



OAKLAND UNIFIED
SCHOOL DISTRICT

Memo

To Board of Education

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

Board Meeting Date December 14, 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
11-3006	911 Restoration	\$41,725.89	GO Bond-Measure A	P.O.	Claremont Landscaping	6-28-2011 thru 8-27-2011	Richmond
11-3007	ABC School Equipment	\$355.00	GO Bond-Measure B	P.O.	Jefferson New Building	9-16-2011	Corona
11-3008	Alarcon Bohm	\$7,949.13	Special Reserve Fund	P.O.	Claremont HVAC Replacement	9-27-2011	Oakland
11-3009	Alcal Specialty Contracting, Inc.	\$1,925.00	GO Bond-Measure B	P.O.	Madison Modernization (HVAC)	9-15-2011 thru 12-31-2011	Fremont
11-3010	AON	\$3,500.00	Special Reserve Fund	P.O.	La Escuelita Educational Complex	9-26-2011 thru 10-26-2011	Concord
11-3011	BT Mancini	\$881.00	Go Bond-Measure B	P.O.	Oakland HS Mod	12-1-2011 thru 3-30-2011	Milpitas
11-3012	Campus Security Solutions	\$4,921.08	GO Bond-Measure B	P.O.	Prescott ES Mod	10-21-2011 thru 12-31-2011	Campbell
11-3013	Chussy International	\$370.00	GO Bond-Measure A	P.O.	Division of Facilities, Planning and Management	9-21-2011 thru 9-21-2011	Oakland
11-3014	Energy Systems	\$1,950.00	Country School Facilities	P.O.	Downtown Educational Complex Relocation	9-30-2011 thru 9-30-2012	Stockton
11-3015	Graybar	\$2,958.66	GO Bond-Measure B	P.O.	Frick Wellness Center	9-26-2011 thru 9-30-2011	Dublin
11-3016	Janakes Electric Inc.	\$5,200.00	Special Reserve Fund	P.O.	Claremont HVAC Replacement	8-25-2011 thru 9-1-2011	Redwood City
11-3017	Kam Yan and	\$4,500.00	County School	P.O.	Carter	9-1-2011	Oakland



**OAKLAND UNIFIED
SCHOOL DISTRICT**

	Associates		Facilities Fund				
11-3018	KW Engineering	\$32,720.00	GO Bond-Measure B	P.O.	Baseball Scoreboard Division of Facilities, Planning and Management	thru 6-30-2012 12-1-2011 thru 3-30-2012	Oakland
11-3019	Noodle, Inc.	\$1,819.00	GO Bond-Measure B	P.O.	Oakland HS Health	8-12-2010 thru 8-31-2011	Oakland
11-3020	North American Fence & Supply, Inc.	\$9,461.00	GO Bond-Measure B	P.O.	Havenscourt Interim Dining	8-30-2011 thru 12-31-2011	Oakland
11-3021	Polk Communications	\$2,775.00	GO Bond-Measure A	P.O.	Claremont MS Landscaping	8-21-2011 thru 11-30-2011	Oakland
11-3022	ServeSmart	\$3,275.00	GO Bond-Measure B	P.O.	Oakland HS Mod	10-1-2011 thru 10-31-2011	El Cajon
11-3024	Sterling Environmental Corp.	\$21,160.00	Special Reserve Fund	P.O.	Claremont HVAC Replacement	7-15-2011 thru 7-22-2011	Oakland
11-3026	Tot Turf	\$32,000.00	Special Reserve Fund	P.O.	Melrose Play Structure Repair	9-15-2011 thru 12-31-2011	Oakland
11-3027	Tri-Net & McNamara Services Co.	\$8,412.31	GO Bond-Measure B	P.O.	Elmhurst MS Modernization Auditorium	9-29-2011 thru 12-31-2011	Los Gatos
11-3028	Tri-Net & McNamara Services Co.	\$3,504.92	GO Bond-Measure B	P.O.	Madison MS Health Center	9-19-2011 thru 12-31-2011	Los Gatos

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 and Management
AGREEMENT REQUEST FORM**

DATE SUBMITTED: 9/7/2011
SUBMITTED BY: Calvin Ransom

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 checked="" type="checkbox"/>	7.) Change Order	<input type="checkbox"/>
4.) Amendment to Agreement for Professional Services	<input type="checkbox"/>	8.) Purchase Order	<input type="checkbox"/>

Vendor Number: _____
Fiscal Year: 2011-2012
P.O. Under \$50K:
Date Processed: 9-27-2011
To: MB 9/7/11 To DR: _____

1/4
Timothy E. White Asst. Superintendent Date _____
Tadashi Nakadegawa Facilities Director Date 1/14/11

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:	Claremont HVAC Replacement	Project No:	07056 <u>07114</u> <u>9/23/11</u>
Vendor Name:	Alarcon Bohm	Vendor Contact:	<u>2019003892</u>
Vendor Phone Number:	LEGISLATIVE FILE File ID Number <u>11-3008</u>	Vendor Mailing Address:	P.O. Box 24301 Oakland, CA 94623 <u>6170</u>
Agreement Start and Stop Dates:	Introduction Date <u>12-6-11</u> Enactment Number <u>11-2517</u> Enactment Date <u>12-14-11 B</u>	Amounts:	Current Contract Amount: \$0.00 Not to Exceed Amount: \$7,949.13 Revised Contract Amount: \$0.00
Has Work Started?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>If yes give an explanation:</i> emergency: limit spread of harmful spores	Has Work Been Completed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date: <u>7/14/2011</u>
Certificate of Insurance Attached	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Date provided:	<u>9-27-2011</u>

RECEIVED

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

- 1) Number of Bids Received, List of Bidders and Amounts (Bid Form) (Attach Bid Documents)
 - 2) Date(s) of Bid Advertisement -
 - 3) Date of Bid Opening -
 - 4) Name of Architect - Colland Jang
 - 5) Liquidated damages per day - \$
 - 6) Performance Bonds Attached
 - 7) 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. Provide hazard material investigation and containment services related to dryout processes for walls and rooms damaged by water intrusion.. Services include providing machines and materials for erection of protective booths, tunnels and entrances and establishing bio-hazard free

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
Heavy rains filtered within school wall framework and contractor had removed roof. Interior air temperatures and closed cavities would provide breeding ground for sporous molds which could cause health problems for inhabitants of school.

Funding Source: fund 40

Budget Number: _____ Certified: Edgar Rakesraw, Jr.
Edgar Rakesraw, Jr., Secretary
Board of Education 12/15/11

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>Specialty Service: 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>District Discretion 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>Futility: 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>Field Test / (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>Product Match/(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>Sole Source / (3) In order to obtain a necessary item that is only available from one source. PUBLIC CONTRACT CODE SECTION 3400-3410</p>	
7.)	<p>Emergency Repair / (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>	✓

CHANGE ORDER REQUEST

COR Description: Mold and Asbestos Removal

	Hrs	Rate	
Labor			
Labor	99.00	24.87	2,462.13
Union Dues	99.00	11.75	1,163.25
Actual Wages			3,625.38
Labor Surcharge - Laborer Reg			1,588.15
Labor Direct Cost			5,213.53
Mark-up	15%		782.03
Total Billing for Labor			5,995.56

Material Cost

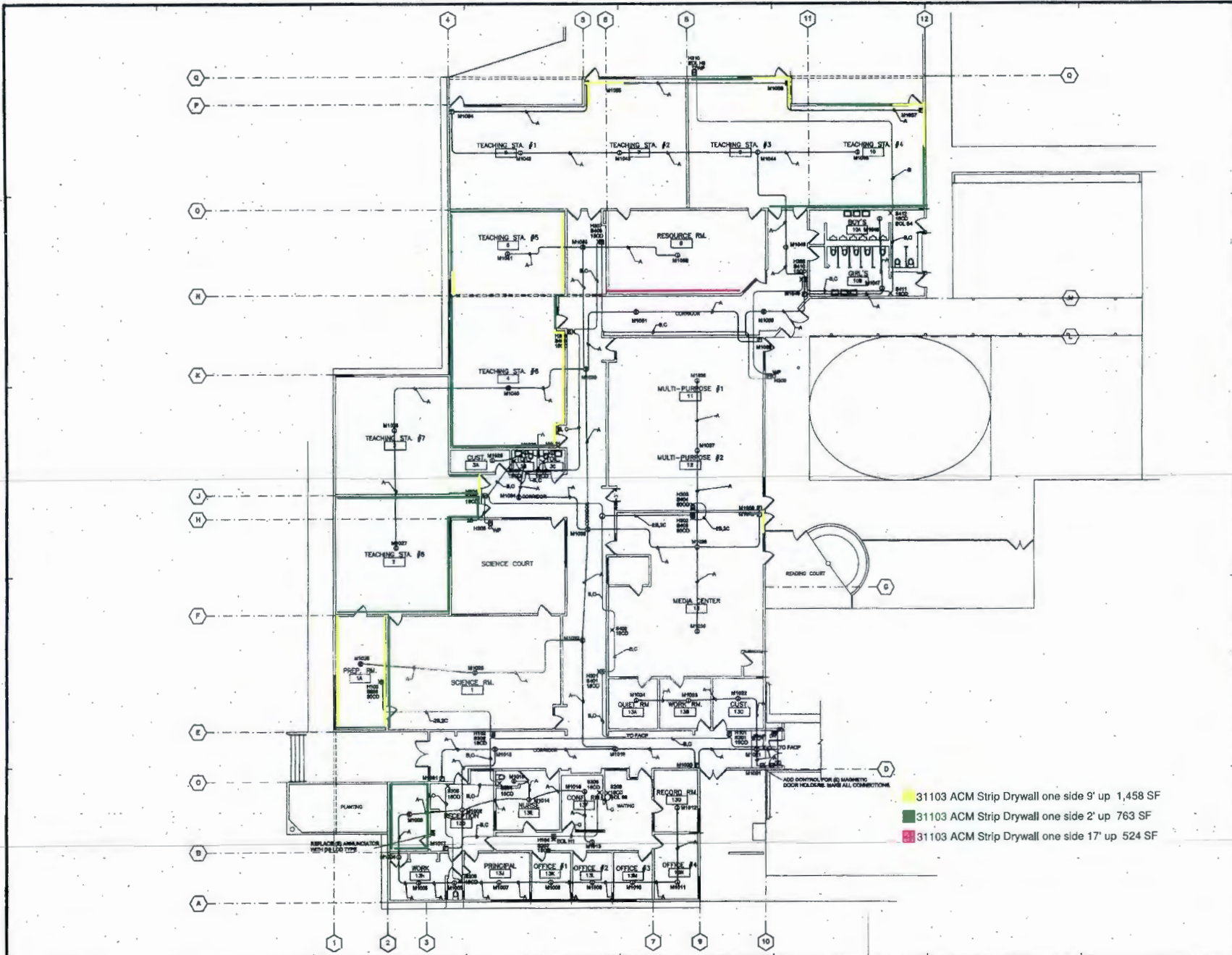
	Qty	Unit	Price	
Duct tape	4.00	Box	118.53	474.12
Spray Glue	2.00	Box	25.24	50.49
6 Mil Poly	4.50	Roll	98.23	442.02
Clear Bags	1.00	Roll	52.68	52.68
Flex hose	1.00	Roll	75.45	75.45
Material Cost				1,094.76
Mark-up	15%			164.21
Total Billing for Materials				1,258.97

Equipment Cost

		Time	Rate	
Vacuum	per day	2	37.00	74.00
Negative Air	per day	4	45.00	180.00
Dop Testing (Neg Air)	1-4	1	250.00	250.00
Dop Testing (vacuum)	each	2	50.00	100.00
Equipment Cost				604.00
Mark-up	15%			90.60
Total Billing for Equipment				694.60

Total Change Order Request 7,949.13

FACILITIES PLANNING
 AND MANAGEMENT
 2011 AUG - 8 P 2: 08





ARTHUR TAM & ASSOCIATES
ARCHITECT - PLANNER - INTERIOR

308 - 27th Street, Second Floor
Claremont, CA 91711
Tel: 951-249-2111

Revisions

No.	Description	By	Date



ARTHUR TAM & ASSOCIATES, INC.
10000 UNIVERSITY BLVD.
SUITE 200, CLAREMONT, CA 91711
CLAREMONT, CALIFORNIA
Professional Engineer
No. 40868
Exp. 12/31/2007

Arthur Tam, P.E.
Lic. # 10000
Exp. 12/31/07

A. Tam

DATE: 01/21/08
SCALE: 1/8" = 1'-0"
SHEET NO. 10 OF 19

OAKLAND UNIFIED SCHOOL DISTRICT

Project: **CLAREMONT MIDDLE SCHOOL**
5700 COLLEGE AVENUE
OAKLAND, CALIF.

Sheet Title: **ACADEMIC BUILDING FLOOR PLAN**

Scale: 1/8"=1'-0"	Filename: Job #
Drawn By: CEC	ALL 08-925
Check By: ST	Sheet
Issue Date: 01/21/08	F1.1
	Of Sheets

FOR REFERENCE ONLY