

Board Office Use: Legislative File Info.	
File ID Number	11-2575
Committee	Facilities
Introduction Date	4-25-2012
Enactment Number	12-1194
Enactment Date	4-25-12



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 April 25, 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	AMOUNT	FUND NAME	P.O.	LOCATION	DATES	CITY
12-0897	Alameda Electrical Distributors	\$5,272.30	Fund 35	P.O.	Downtown Educational Complex	3-16-2012 thru 5-1-2012	Alameda
11-2575	C&C Development & Associates	\$8,679.58	Fund 35	P.O.	Downtown Educational Complex Relocation	8-15-2011 thru 12-31-2011	Oakland
12-0898	California Business Systems	\$206.73	Measure A	P.O.	Facilities Department	3-16-2012 thru 3-19-2012	Oakland
12-0909	Comack Plumbing Co.	\$586.26	Measure B	PO Increase	Madison Health Center	3-6-2012 thru 12-31-2012	Oakland
12-0899	Creation Engine, Inc.	\$760.25	Measure A	P.O.	Facilities Department	3-21-2012 thru 3-29-2012	Mt. View
12-0900	Economy Lumber	\$4,261.66	Fund 35	P.O.	Downtown Educational Complex Relocation	3-16-2012 thru 5-31-2012	Oakland
12-0901	Geary Pacific Supply	\$1,644.85	Fund 35	P.O.	Downtown Educational Complex Relocation	3-2-2012 thru 5-31-2012	Hayward
12-0902	Kelly Moore	\$1,158.02	Fund 35	P.O.	Downtown Educational Complex	3-16-2012 thru 5-31-2012	Oakland
12-0906	Masterpiece Painting	\$25,000.00	Measure B	P.O.	Highland New Classroom Building	4-1-2012 thru 12-31-2012	Oakland
12-0907	Syserco, Inc.	\$12,358.00	Fund 35	P.O.	Redwood Heights ES	3-13-2012 thru 6-13-2012	Fremont

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 and Management
AGREEMENT REQUEST FORM

DATE SUBMITTED: 8/1/2011
SUBMITTED BY: Saya Nhim

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

1.) A/E (Architect and Engineers) Contract	<input type="checkbox"/>	5.) "Small" (under \$15,000) 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 type="checkbox"/>	7.) Change Order	<input type="checkbox"/>
4.) Amendment to Agreement for Professional Services	<input type="checkbox"/>	8.) Purchase Order	<input checked="" type="checkbox"/>

Handwritten notes: Vendor Number: 2011-2012, Fiscal Year: 2011-2012, P.O. Under \$50K, Date Processed: 8-16-2011, To: MB 8-16-11 To DR: _____

TS Timothy E. White Date _____ Asst. Superintendent
Tadashi Nakadegawa Date _____ Facilities Director

SECTION II. LOCAL BUSINESS PARTICIPATION PERCENTAGE

Local Business	Small Local Business	Small Local Resident Business	Total Percentage
0.00%	0.00%	100.00%	100.00%

SECTION III. AGREEMENT INFORMATION:

Project Name:	Downtown Educational Complex Relocation	Project No:	07034
Vendor Name:	C&C Development & Associates	Vendor Contact:	Pete Chatman
Vendor Phone Number:	(510) 632-7470	Vendor Mailing Address:	23 Sequoyah View Drive Oakland, CA 94605
Agreement Start and Stop Dates:	Start: 8/15/2011 Stop: 12/31/2011	Amounts:	Current Contract Amount: \$0.00 Not to Exceed Amount: \$8,679.58 Revised Contract Amount: \$8,679.58
Has Work Started?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes give an explanation:	Has Work Been Completed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date:
Certificate of Insurance Attached	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Date provided:	

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
 - 5) Liquidated damages per day - \$
 - 6) Performance Bonds Attached
 - 7) Payment Bonds Attached
- Handwritten notes:* 13rd Apr, 8-16-2011, Jody London

Scope of Work: *(Needed to prepare Executive Summary)* Please attach separately along with Vendor's proposal:

To replace (6) six existing windows to aluminium double-pane windows at the Cole Campus site located at the Tech Services admin office. Contractor to also install hollow metal double doors located at near mechanical and data room.

LEGISLATIVE FILE

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

Introduction Date: and does to minimize noise from mechanical equipment room and equipment outside the building.

Enactment No. 12-1194

Enactment Date 4-25-12

Funding Source: Fund 35 82

Budget Number: Willie chatman
q. Mail.com

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>	



**C&C DEVELOPMENT &
ASSOCIATES, INC.**

**23 SEQUOYAH VIEW DRIVE
OAKLAND, CA 94605
(510) 632-7470 OFC
(510) 444-3028 FAX
LIC# 830489**

PROPOSAL FOR WORK

July 16, 2011

Saya Nhim

FOR WORK AT:

Cole School- Oakland Unified School District
1011 Union
Oakland, CA

Description of work:

Remove 6 windows and install 6 new aluminum double-pane windows
Install new double -door including re-framing existing area with 1-hour rated Hollow Metal Double-Door.
Hardware is included.

**Re-keying to District lock system is NOT in contract.*

*****Unforeseen condition Contingency of \$1,000.00 added to this proposal.***

Windows	\$4,062.00
Door	\$3,617.58

PROPOSED AMOUNT:
This proposal is good for 30 days.

\$8,679.58

Authorized Signature _____

PRINT NAME _____

Date: _____

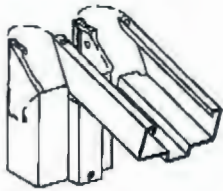
ABS - AMERICAN BUILDING SUPPLY, INC.

DRYWALL "K" SERIES METAL FRAMES

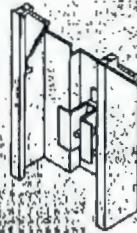
- GAUGE : 16 COLD ROLLED STEEL
- HINGEPREP : 4-1/2" TEMPLATE (.134 THICKNESS)
- STRIKE PREP : 4-7/8" ASA
- ANCHORS : COMPRESSION AND SILL ANCHORS
- FRAMES : KNOCKED-DOWN ONLY
- FINISH : BEIGE PRIMER
- DOOR : 1-3/4"
- RATING : UP TO 1-1/2 HR
- RO : WIDTH + 2", HEIGHT + 1"

62" x 81"

Corner Assembly

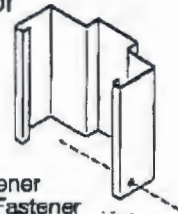


Drywall Plumb Anchor



1 per jamb
screwdriver
adjustment

Sill Anchor



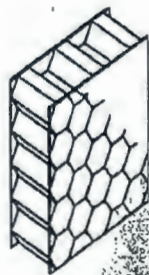
Dimpled hole
for #8 FH fastener
by contractor. Fastener
must be long enough to
engage wall stud.

SERIES PREFIX	K16	K18	K16	K16	K16	K16	K16	K16
FRAME SIZE	4-3/4"	5-5/8"	5-7/8"	6-1/4"	6-5/8"	7-1/8"	7-3/4"	8-1/4"
THROAT SIZE WALL WIDTH →	3-3/4"	4-5/8"	4-7/8"	5-1/4"	5-5/8"	6-1/8"	6-3/4"	7-1/4"
WIDTH								
HEIGHT								

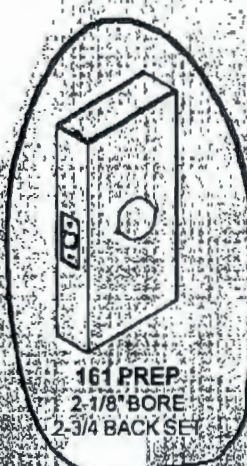
ABS - AMERICAN BUILDING SUPPLY, INC.

COMMERCIAL METAL DOORS

- SERIES : L SERIES
- THICKNESS : 1-3/4"
- BEVEL : 2 SIDE (3/16" UNDER)
- CORE : HONEYCOMB CORE
- SKINS : COLD ROLLED STEEL
- HINGEPREP : 4-1/2" TEMPLATE (.134 + .180)
- FINISH : BEIGE PRIMER
- RATING : 20 GA - UP TO 1-1/2 HR
16 GA, 18 GA - UP TO 3 HR
- NET SIZE : ORDER SIZE LESS 3/16" WIDTH
AND 7/8" HEIGHT
- CLOSER REINFORCEMENT INCLUDED



IMPACT
RESISTANT
HONEYCOMB
CORE



161 PREP
2-1/8" BORE
2-3/4" BACK SET



86 PREP
8" EDGE MORTISE



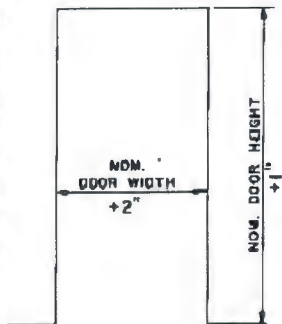
RPD PREP
REINFORCED FOR
RIM EXIT DEVICE

	161 PREP	RPD PREP	161 PREP	86 PREP	RPD PREP	161 PREP	86 PREP
	20 GA	20 GA	18 GA	18 GA	18 GA	16 GA	16 GA

ABS - AMERICAN BUILDING SUPPLY, INC.

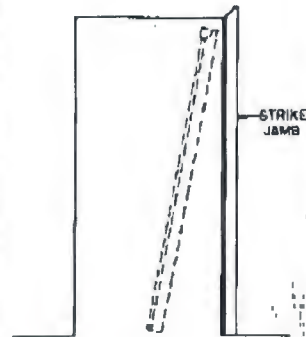
DRYWALL FRAME INSTALLATION

1.



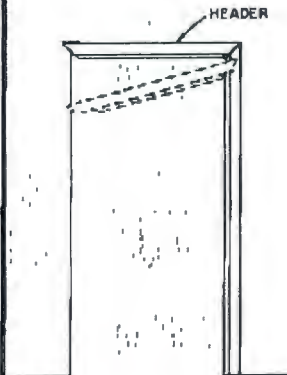
Prepare rough opening
Door nominal width + 2"
Door nominal height + 1"
(i.e., 3070 = 38" width, 85" height.)

2.



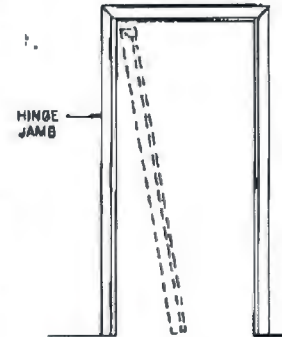
Install strike jamb by sliding over wall at top and engaging corner reinforcing into header. Pivot jamb into place.

3.



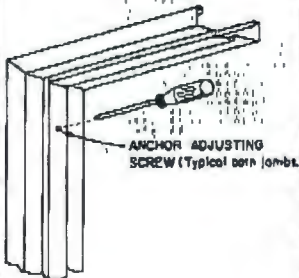
Install header into position approximately 1" from top and in the center of rough opening.

4.



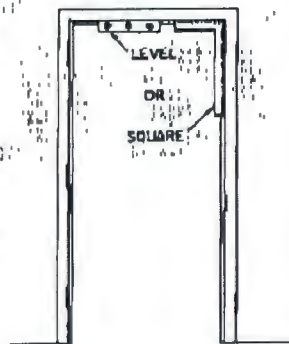
Repeat Step #2 with hinge jamb.

5.



Turn adjusting screws in both jambs clockwise until anchor is resting against the wall.

6.



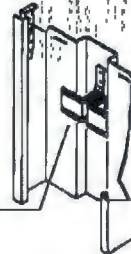
If feasible, hang door now and adjust frame on wall to allow proper door/frame clearance or plumb frame with carpenter square and/or level. (adjust header levelness by shimming under jambs.)

7.

Drywall
Plumb
Anchor

1 per jamb
screwdriver
adjustment

1 per jamb screw driver
adjustment

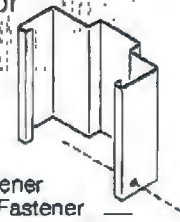


8.

Sill
Anchor

Dimpled hole for #8 FH fastener by contractor. Fastener must be long enough to engage wall stud.

Check door opening dimension at base of frame (same dimension as between jambs at header.) Secure jambs with drywall screw (not furnished) through sill anchor at base of frame. Be sure to attach through both sill anchors on each side of jambs (4 places.)



Manufacturer: Milgard

Item: 0003

Location: top

Quantity: 2

RO Size = 30" W x 20 3/4" H
Net Size = 29 1/2" W x 20 1/4" H



Product Category: Windows
Product Line: Standard Aluminum
Product Type: Picture Window
Product: Picture Window
Fin Placement: No Fin
Construction Type: Replacement
Configuration: PW
Material: Aluminum
Series: 910
Opening: Exact
Net Size Width: 29 1/2"
Net Size Height: 20 1/4"
Frame Color: Clear Anodized
Energy Package: No
Glazing: Dual Glazed (Insulated Glass)
Annealed All
Outer Glass Lite Option: SunCoat Low-E
Inner Glass Lite Option: Clear
Outer Glass Lite Thickness: 1/8"
Inner Glass Lite Thickness: 1/8"
Gas Filled: None
EdgeGardMAX: No
Breather Tubes: No
Grid Type: No Grids

Even though the diagram of the grids may not line up exactly, manufacturer will line up the grids when being built.

Line Item Comments:

Standard Aluminum, 910, PW, Net 29 1/2" x 20 1/4"
UF: 0.40, SGC: 0.34, VLT: 0.63
Fin Removal

Customer Approval:

Initials

Manufacturer: Milgard

Item: 0001

Location: bottom

Quantity: 2

RO Size = 30" W x 78 1/2" H

Net Size = 29 1/2" W x 78" H



Product Category: Windows
Product Line: Standard Aluminum
Product Type: Vertical Sliders
Product: Vertical Sliders
Fin Placement: No Fin
Construction Type: Replacement
Configuration: SH
Material: Aluminum
Series: 1510
Opening: Exact
Net Size Width: 29 1/2"
Net Size Height: 78"
Horizontal Vent Set: 39"
Frame Color: Clear Anodized
Energy Package: No
Glazing: Dual Glazed (Insulated Glass)
Annealed All
Outer Glass Lite Option: SunCoat Low-E
Inner Glass Lite Option: Clear
Outer Glass Lite Thickness: 1/8"
Inner Glass Lite Thickness: 1/8"
Gas Filled: None
EdgeGuardMAX: No
Breather Tubes: No
Grid Type: No Grids
Screen: Standard Screen
Screen Color: Clear Anodized

Even though the diagram of the grids may not line up exactly, manufacturer will line up the grids when being built.

Line Item Comments:

Standard Aluminum, 1510, SH, Net 29 1/2" x 78" UF:
0.53, UGC: 0.32, VLT: 0.59
Fin Removal

Customer Approval: _____
Initials

Customer: Walk in I
Salesperson: Administrator

UNIT SPEC REPORT

Project: C&C CONSTRUCTION

Report: Unit Spec Report

Today's Date: 07/14/2011
Date Quoted: 07/13/2011

Quote No: 811
Page: 1 Of 4

Disclaimer/Notes

Item:
0001

Unit Size:

Standard Aluminum, 1510, SH, Net 29 1/2" x 78" UF: 0.53, SGC: 0.32, VLT: 0.59

Unit Operation

Location:
bottom

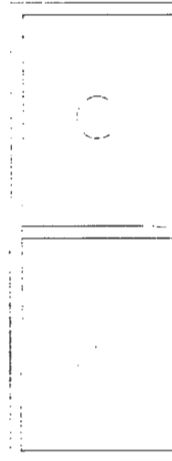
Dimensions:

	Width	Height
Net Frame Size:	29 1/2"	78"
Rough Opening:	30"	78 1/2"

Extension Jambs:

Fin Type
No Fin

** As viewed from the exterior.



Customer: Walk in I
Salesperson: Administrator

UNIT SPEC REPORT

Project: C&C CONSTRUCTION

Report: Unit Spec Report

Today's Date: 07/14/2011
Date Quoted: 07/13/2011

Quote No: 811
Page: 2 Of 4

Disclaimer/Notes

Item:
0002

Unit Size:

Standard Aluminum, 1510, SH, Net 40" x 78" UF: 0.53, SGC: 0.32, VLT: 0.59

Unit Operation

Location:
bottom

Dimensions:

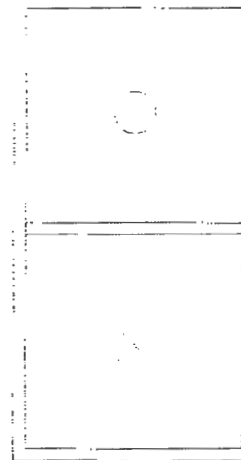
	Width	Height
Net Frame Size:	40"	78"
Rough Opening:	40 1/2"	78 1/2"

Extension Jamb:

Fin Type

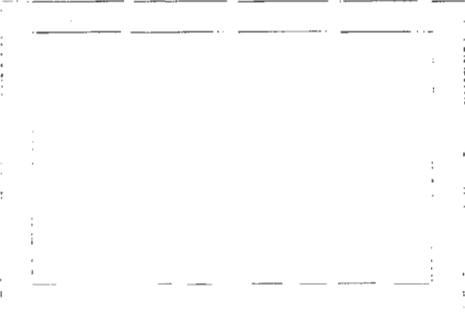
No Fin

** As viewed from the exterior.



Customer: Walk in 1	UNIT SPEC REPORT	Project: C&C CONSTRUCTION
Salesperson: Administrator		Quote No: 811
Report: Unit Spec Report	Today's Date: 07/14/2011	Page: 3 Of 4
	Date Quoted: 07/13/2011	

Disclaimer/Notes

Item: 0003	** As viewed from the exterior.		
Unit Size: Standard Aluminum, 910, PW, Net 29 1/2" x 20 1/4" UF: 0.40, SGC: 0.34, VLT: 0.63			
Unit Operation Location: top			
Dimensions:	Width	Height	
Net Frame Size:	29 1/2"	20 1/4"	
Rough Opening:	30"	20 3/4"	
Extension Jambs:			
Fin Type No Fin			

Customer: Walk in F
Salesperson: Administrator

UNIT SPEC REPORT

Project: C&C CONSTRUCTION

Report: Unit Spec Report

Today's Date: 07/14/2011
Date Quoted: 07/13/2011

Quote No: 811
Page: 4 Of 4

Disclaimer/Notes

Item:
0004

Unit Size:

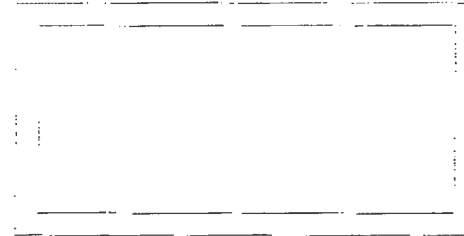
Standard Aluminum, 910, PW, Net 40 3/8" x 20 1/2" UF: 0.40, SGC: 0.34, VLT: 0.63

Unit Operation

Location:

top

** As viewed from the exterior.



Dimensions:

Width

Height

Net Frame Size:

40 3/8"

20 1/2"

Rough Opening:

40 7/8"

21"

Extension Jamb:

Fin Type

No Fin

Please note that actual NFRC energy values may vary from those reported in CTB quote due to variations that may occur during the manufacturing process. In most cases variations will be minimal. Please contact your Milgard location with questions or concerns regarding this potential variation.

6 items.