

Board Office Use: Legislative File Info	
File ID Number	12-2584
Committee	Facilities
Introduction Date	10-10-2012
Enactment Number	12-2556
Enactment Date	10/10/12 o.s.



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
SGI 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>	<i>\$27,890.00</i>	Measure B	<i>P.O.</i>	<i>Havenscourt New Cafeteria & Classroom Building</i>	<i>9-10-2012 thru 6-30- 2013</i>	<i>Tulare</i>
	<i>Your all Day Everyday Janitorial Service</i>	<i>\$16,790.00</i>	Developer Fees	<i>P.O.</i>	<i>La Escuelita Educational Center</i>	<i>9-4-2012 thru 12-31- 2012</i>	<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: 05/23/2012

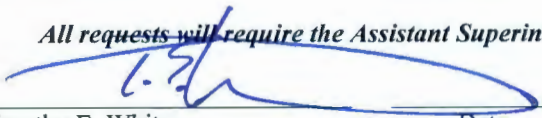
SUBMITTED BY: Joe Cavanagh

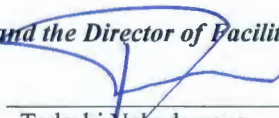
SECTION I. TYPE OF AGREEMENT (PLEASE CHECK ONE BOX)

1.) A&E (Architects and Engineers) Contract	<input type="checkbox"/>	5.) "Small"(under \$15,000.00) Construction Contract	<input checked="" 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	<input type="checkbox"/>	8.) Material/Purchase Order	<input type="checkbox"/>

Vendor Number: None
Fiscal Year: 2011-2012
PO Under \$50K: Yes
Date Processed: 6-11-2012
To: MB 6/11/12 To DR: _____

All requests will require the Assistant Superintendent's and the Director of Facilities Authorization and Signature

 Date _____
Timothy E. White, Asst. Superintendent

 Date _____
Tadashi Nakadegawa, Facilities Director

6/7/12
Date

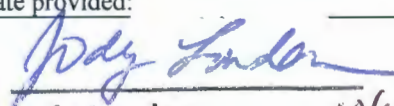
SECTION II. AGREEMENT INFORMATION:

Project Name:	Fremont High School – Career Technical Education	Project No:	05015
Vendor Name:	ALMA Strategies	Vendor Contact:	Arturo Taboada
Vendor Phone Number:	415-200-0535	Vendor Mailing Address:	165 Tenth Street, Suite 75 San Francisco, CA 94104
Agreement Start & Stop Dates:	June 1, 2012 to May 31, 2013	Agreement Not to Exceed Amount:	\$14,850
Has Work Started?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> <i>If yes give an explanation:</i>	Has Work Been Completed?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Date: _____
Certificate of Insurance Attached Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Date provided: _____	

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

- 1) Number of Bids Received: 12-2584 (Attach Bid Documents)
- 2) Date(s) of Bid Advertisement: 10-10-2012
- 3) Date of Bid Opening: _____
- 4) Name of Architect: 12-2556 (Sections 6 & 7 to be completed by Contract Administration department)
- 5) Liquidated damages per day: 0.2 Date: 10/10/12
- 6) Performance Bonds Attached: _____
- 7) Payment Bonds Attached: _____


Jody London
10/10/12

Scope of Work: (Needed to prepare Executive Summary) Please attach separately along with Vendor's proposal.
The purpose of this assignment is to establish a nexus between a Career Technical Education program and the facilities at Fremont HS. The goal is to seek and receive funds to construct or improve specialized facilities to meet the programmatic needs of unique academic programs offered at Fremont HS. To work with the District's academic office to review and analyze existing and proposed programs on site, to identify the best fit to one of the fifteen CTE academic programs in CDE's Framework for California Public Schools. Moreover, we will coordinate with the District's architect assigned to the planning of this facility.

Background & Discussion Information (Needed to prepare Executive Summary)

Funding Source: Fund 21


Edgar Rakestraw, Jr., Secretary
Board of Education

Budget Number: 3049901811

RECEIVED
6-11-2012



April 26, 2012

Tim White, Assistant Superintendent
Facilities Planning and Management
Oakland Unified School District
955 High Street
Oakland, CA, 94601

RE: PROPOSAL – Career Technical Education, Facilities Program Application

Dear Tim,

Pursuant to our recent discussions over the last few weeks, and meetings with the District's facilities team members, we have prepared this proposal to prepare a CTE Facilities Program Application. Our proposal includes a description of tasks, an outline of the deliverables, and an estimate of time and a price proposal for this effort.

The purpose of this assignment is to establish a nexus between a Career Technical Education program and the facilities at Fremont HS. The goal is to seek and receive funds to construct or improve specialized facilities to meet the programmatic needs of unique academic programs offered at Fremont HS.

Our approach is to work with the District's academic office to review and analyze existing and proposed programs on site, to identify the best fit to one of the fifteen CTE academic programs in CDE's Framework for California Public Schools. Moreover, we will coordinate with the District's architect assigned to the planning of this facility.

We hope you favorably review this proposal, and we look forward to assist you with this effort.

Best regards,

Arturo Taboada



**Oakland Unified School District
Career Technical Education
Facilities Program Application**

The Oakland Unified School District is interested in pursuing a Career Technical Education (CTE) grant from the California Department of Education (CDE) to provide and or enhance its facilities at the Fremont HS site. This grant program requires two key elements; a) the preparation of the Facilities Program Application, and b) the completion of the required OPSC/SAB forms.

ALMA Strategies is pleased to submit this proposal to assist the Oakland USD with the development and preparation of the District's portion of the Career Technical Education (CTE) Facilities Program Application. Further, ALMA will coordinate the final deliverables with the District's facilities funding consultant to submit to OPSC/SAB.

The development and preparation of this application will consist of the following tasks and meetings.

- 1) *Planning the application process and timeline.*
- 2) *Initial meeting with the OUSD CTE program point person, the architect, and the facilities representative.*
- 3) *Data collection (student enrollment, feeder schools matrix, etc.).*
- 4) *Progress meetings (2 max) with the OUSD CTE program point person to define and refine the program.*
- 5) *Program development*
- 6) *Program validation meeting with the OUSD CTE program point person, the architect, and the facilities representative.*
- 7) *Preparation of DRAFT application.*
- 8) *Coordination of architect and cost estimator deliverables.*
- 9) *Final DRAFT to be reviewed by OUSD*
- 10) *Preparation of final document for formal district review and approval.*
- 11) *Coordination of submittal with OPSC/SAB consultant.*

The final deliverable will consists of the documents required by CTE and are listed below. We have estimated approximately 90 hours to complete the work for a total fee of Not To Exceed \$14,850. The estimate is listed below.



DELIVERABLE

- Form A
- Project Abstract & Summary
- Element 1. CTE Plan
- Element 2. Projections of Student Enrollment
- Element 3. Identification of Feeder Schools and Partners
- Element 4. Accountability Plan
- Element 5. Educational Specifications and Equipment/Space Requirements (Form B). Ed Spec by Architect, or by ALMA.
- Element 6. Budget Justification/Detail Sheet (Form C). By Architect, or Cost Estimator under contract with OUSD
- Element 7. Unique Conditions
- Site Plan (by Architect under contract with OUSD)
- Schematic Plan (by Architect under contract with OUSD)
- Appendices

Estimated Fee Proposal

1) Planning the application process and timeline.	4.00
2) Initial meeting with the OUSD CTE program point person, the architect, and the facilities representative.	4.00
3) Data collection (student enrollment, feeder schools matrix, etc).	10.00
4) Progress meetings (2 max) with the OUSD CTE program point person to define and refine the program.	8.00
5) Program development & outreach to Partners	20.00
6) Program validation meeting with the OUSD CTE program point person, the architect, and the facilities representative.	8.00
7) Preparation of DRAFT application.	8.00
8) Coordination of architect and cost estimator deliverables.	6.00
9) Final DRAFT to be reviewed by OUSD	8.00
10) Preparation of final document for formal district review and approval.	8.00
11) Coordination of submittal with OPSC/SAB consultant.	6.00
Estimated Total Hours	90.00
Average Hourly Rate	165.00
TOTAL	14,850.00
Total Proposed Fee	14,850.00

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>	