

<b>Board Office Use: Legislative File Info.</b>	
File ID Number	12-2627
Committee	Facilities
Introduction Date	10-10-2012
Enactment Number	12-2590
Enactment Date	10/10/12 od



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>	<i>\$27,890.00</i>	<b>Measure B</b>	<i>P.O.</i>	<i>Havenscourt New Cafeteria &amp; 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>	<b>Developer Fees</b>	<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 and Management**  
**AGREEMENT REQUEST FORM**

RECEIVED 7/20/12

V054527  
V054364

DATE SUBMITTED: 7/17/2012  
 SUBMITTED BY: Eric Sih

**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 checked="" 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 type="checkbox"/>

Vendor Number: \_\_\_\_\_  
 Fiscal Year: 2013-2013  
 P.O. Under \$50K: \_\_\_\_\_  
 Date Processed: 7-23-2012  
 To: MB 7/23 To DR: \_\_\_\_\_

\_\_\_\_\_  
 Timothy E. White Date Tadashi Nakadegawa Date  
 Asst. Superintendent Facilities Director

**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:	Grass Valley ES Portable Installation	Project No:	07148 <u>1229901830-62</u>
Vendor Name:	Ray's Mobile Modular Service	Vendor Contact:	Jerry Glenn <u>6262</u>
Vendor Phone Number:	(925) 240-8970	Vendor Mailing Address:	P.O. Box 310, Bryon, CA 94514
Agreement Start and Stop Dates:	Start: 8/1/2012 Stop: 9/30/2012	Amounts:	Current Contract Amount: \$0.00 Not to Exceed Amount: \$2,400.00 Revised Contract Amount: \$0.00
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  Yes  No Date provided \_\_\_\_\_

**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) | 6) Performance Bonds Attached  |
| 2) Date(s) of Bid Advertisement -   | 7) Payment Bonds Attached  |
| 3) Date of Bid Opening -  | (Sections 6 and 7 to be completed by Contract Administration department) |
| 4) Name of Architect -  |  |
| 5) Liquidated damages per day - \$  |  |

**Scope of Work:** (Needed to prepare Executive Summary) Please attach separately along with Vendor's proposal  
 Raise and Lower seven (7) OUSD owned portables (assist to transport) from Tilden Elementary to Grass Valley Elementary.

**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: 12-26-12  
 Agreement No.: 10-10-2012  
 Agreement Date: 12-25-12

Funding Source: Measure B 10/10/12 Budget Number: 7-23-2012

**RECEIVED**  
7-23-2012

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





RAY'S MOBILE MODULAR SERVICE

Proposal

P.O. Box 310  
Byron CA 94514  
(925) 240-8970  
Fax (925) 240-8972

Date 6/1/2012  
Proposal # 1422

Name / Address

Oakland Unified School District  
900 High St  
Oakland CA 94601

P.O. No.	Project
	Grass Valley Portables

Description	Qty	Cost	Total
Transport 7 portable classrooms from Tilden Elementary School to Grass Valley School	14	810.00	11,340.00
Raise portables for truck access		1,200.00	1,200.00
Lower portables at new location		1,200.00	1,200.00
<p>CONFIRMED SHIP DATE W/ REDWOOD ON 7/17/12 (JORGIE) - SHIP 3 ON 7/20/12 SHIP 4 ON 7/30/12</p>			<p>TOTAL = \$2400 OK - 7/17/12</p>

<b>Total</b>	\$13,740.00
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Signature \_\_\_\_\_

2

**Eric Sih**

**From:** Jesse Anaya <anayaconstruction@sbcglobal.net> *FROM*  
**Sent:** Wednesday, June 27, 2012 4:22 PM  
**To:** Eric Sih  
**Subject:** Re: Grass Valley - Portables

Hi Eric,

Unfortunately there is no cheap way of doing this. I can either send (1) man and rent (2) forklifts, (1) at each site or send (2) men for (2) full days to raise and drop them. Which ever way I do it cost would be \$ 2,800.00 Let me know what you think.

Thank you,

Jesse

*COMPETITIVE QUOTE  
NO, HIGH! (2)*

Sent from my iPad

On Jun 27, 2012, at 2:16 PM, "Eric Sih" <esih@sgicm.com> wrote:

2 days

<image001.jpg>

Eric Sih  
OUSD/SGI Construction Management  
Project Manager  
360 22<sup>nd</sup> Street  
Suite 620  
Oakland, CA 94612  
P: (510) 535-7077 | C: (510) 912-7915  
[www.sgicm.com](http://www.sgicm.com)

**From:** Jesse Anaya [<mailto:anayaconstruction@sbcglobal.net>]  
**Sent:** Wednesday, June 27, 2012 2:09 PM  
**To:** Eric Sih  
**Subject:** Re: Grass Valley - Portables

Hi Eric,

How many days is it going to take to move all (14) floors so I can give you a price accordingly.



Let me know ASAP.

Thank you,

Jesse

Sent from my iPad

On Jun 25, 2012, at 8:43 AM, "Eric Sih" <[esih@sgicm.com](mailto:esih@sgicm.com)> wrote:

Jesse,

Nice talking to you this morning. I hope you remember me. I am working for Oakland Unified School District for SGI. Per our previous conversation, I have 7 double wide portables (14 floors) need to transport from Tilden Elementary to Grass Valley Elementary. The portables are already disassembled and plastic up. I only need a proposal from you company to lift them up and drop back down for the truck driver on each school site. Both schools are away from each other about 6 miles. Here are the addresses:

Tilden Elementary School  
4551 Steele St  
Oakland, CA 94619  
(510) 879-1560

Grass Valley Elementary School  
4720 Dunkirk Ave.  
Oakland, CA 94605  
(510) 636-4653

Let me know if any questions. Thanks.

<image001.jpg>

Eric Sih  
OUSD/SGI Construction Management  
Project Manager  
360 22<sup>nd</sup> Street  
Suite 620  
Oakland, CA 94612  
P: (510) 535-7077 | C: (510) 912-7915  
[www.sgicm.com](http://www.sgicm.com)

<Highland Portables Storage at Tilden (2).JPG>