

Board Office Use: Legislative File Info.	
File ID Number	13-2261
Committee	Facilities
Introduction Date	10-9-2013
Enactment Number	13-2099
Enactment Date	10/9/13 <i>QA</i>



Memo

To Board of Education

From Dr. Gary Yee, Acting Superintendent and Secretary of the Board of Education  
 By: Vernon Hal, Deputy Superintendent, Business Operations *VH*  
 Timothy White, Associate Superintendent, Facilities Planning and Management

Board Meeting Date October 9, 2013

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.

Legistar #	Name	Amount	Funding Source	P.O.	Project	Date	City
13-2231	AEKO Consulting	\$3,269.68	Measure B	P.O.	Facilities Department	5-6-2013	Oakland, CA
13-2233	American Time & Signal	\$325.71	County School Facilities Fund	P.O.	Washington Modernization	1-28-2013	Dassel, MN
13-2234	Anderson Carpet	\$11,494.00	County School Facilities Fund	P.O.	Claremont Landscaping	8-21-2013	Oakland
13-2235	B.P. Woods	\$9,260.12	General Fund	P.O.	Tilden RAD Relocation	6-7-2013	Dublin, CA
13-2242	B.P. Woods	\$726.25	County School Facilities Fund	P.O.	Stonehurst CDC Building Replacement	5-6-2013	San Jose, CA
13-2241	CDW Government	\$2,938.42	Measure B	P.O.	Lowell MS Modernization	4-30-2013	Chicago, IL
13-2243	Chussy International	\$5,850.00	General Fund	P.O.	Facilities Department	6-18-2013	Oakland, CA
13-2248	Collaborative for High Performance School	\$2,000.00	Measure B	P.O.	Highland New Classroom Building	7-11-2013	Sacramento, CA
13-2246	Comack Plumbing	\$4,195.81	Measure B	P.O.	Lowell Modernization	2-14-2013	Oakland, CA
13-2249	Cor-O-Van	\$1,900.007	Special Reserve Fund	P.O.	Lakeview School Closure	2-12-2013	Pleasanton
13-2250	Cor-O-Van	\$2,815.75	Measure B	P.O.	Arroyo Viejo	2-12-2013	Pleasanton, CA
13-2251	Creation Engine, Inc.	\$59.00	Measure A	P.O.	Facilities Department	3-8-2013	Mt. View, CA
13-2252	Creation Engine, Inc.	\$598.00	Measure A	P.O.	Facilities Department	2-6-2013	Mt. View, CA
13-2253	Crown Worldwide Moving	\$900.00	County School Facilities Fund	P.O.	Ralph Bunche HS	5-8-2013	San Leandro, CA
13-2254	Digital Design Communications	\$5,205.39	Measure B	P.O.	Lowell Modernization	2-14-2013	Oakland, CA
13-2255	E3 Systems	\$1,998.00	County School Facilities Fund	P.O.	District-wide Retro Commissioning	1-3-2013	Oakland, CA
13-2256	East Bay Blue Print & Supply Co.	\$19,500.00	Measure B	P.O.	Facilities Department	1-14-2013	Oakland, CA
13-2257	EBMUD	\$5,571.00	County School Facilities Fund	P.O.	Stonehurst CDC Building Replacement	8-21-2013	Oakland, CA
13-2258	Enviroplex, Inc.	\$9,460.00	County School Facilities Fund	P.O.	Burckhalter ES Portable Installation	7-11-2013	Stockton, CA



# OAKLAND UNIFIED SCHOOL DISTRICT

13-2260	First Alarm	\$24,401.00	Measure A	P.O.	Metwest Educational Center Phase 2	1-28-2013	San Jose, CA
13-2261	Gary Doupnik	\$7,056.00	County School Facilities Fund	P.O.	Washington Sankofa Portable Installation	3-6-2013	Loomis, CA
13-2262	Gary Doupnik Manufacturing	\$27,600.00	County School Facilities Fund	P.O.	Madison Portable Installation	3-8-2013	Loomis, CA
13-2263	JUV, Inc.	\$1,478.00	County School Facilities Fund	P.O.	Stonehurst CDC Building Replacement	8-21-2013	Oakland, CA
13-2264	Lee Signs	\$10,000.00	County School Facilities Fund	P.O.	Metwest Educational Center Phase 2	3-1-2013	Oakland, CA
13-2265	MACO Security Products	\$203.39	Special Reserve Fund	P.O.	La Escuelita Educational Center Phase 1 Increment 3	3-11-2013	Oakland, CA
13-2266	Mobile Modular Portable Storage	\$248.10	County School Facilities Fund	P.O.	Washington Modernization	4-30-2013	Livermore, CA
13-2267	North American Fence & Railing, Inc.	\$4,205.00	Measure B	P.O.	Lowell MS Modernization	3-6-2013	Oakland, CA
13-2268	North American Fence & Railing, Inc.	\$1,920.00	Measure A	P.O.	Arroyo Viejo CDC Renovation of Building	2-5-2013	Oakland, CA
13-2269	Pacific Light and Shade	\$2,470.00	County School Facilities Fund	P.O.	Grass Valley ES Portable Installation	2-14-2013	Oakland, CA
13-2270	Payless Repair Services	\$4,425.00	Measure A	P.O.	Facilities Department	6-18-2013	Oakland, CA
13-2271	Peterson Power Systems	\$876.81	County School Facilities Fund	P.O.	La Escuelita Educational Complex	9-12-2013	San Leandro
13-2272	PG&E	\$1,000.00	County School Facilities Fund	P.O.	Stonehurst CDC Building Replacement	2-22-2013	Oakland, CA
13-2274	Rays Electric	\$2,026.80	Measure A	P.O.	Piedmont Portable Installation	1-14-2013	Oakland, CA
13-2275	RMT Landscaping	\$25,000.00	County School Facilities Fund	P.O.	Havenscourt New Cafeteria & Classroom Building	8-7-2013	Oakland, CA
13-2277	School Services of California Inc.	\$525.00	Measure A	P.O.	Facilities Department	2-26-2013	Sacramento, Ca
13-2278	Summerhill Electric	\$3,117.00	County School Facilities Fund	P.O.	Havenscourt New Cafeteria & Classroom Building	1-17-2013	Oakland

## 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



OAKLAND UNIFIED  
SCHOOL DISTRICT

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 Orders for the OUSD school sites.

**OAKLAND UNIFIED SCHOOL DISTRICT**  
**Department of Facilities Planning and Management**  
**AGREEMENT REQUEST FORM**

*1012262*

DATE SUBMITTED: 2/28/2013  
 SUBMITTED BY: Wil Newby

**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: 2012-2013  
 P.O. Under \$50K: \_\_\_\_\_  
 Date Processed: 3-6-2013  
 To: MB 3/6 To DR: \_\_\_\_\_

\_\_\_\_\_  
 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%	0.00%	0.00%

**SECTION III. AGREEMENT INFORMATION:**

Project Name:	Washington Sankofa Portable Installation	Project No:	13101
Vendor Name:	Gary Douplik Manufacturing	Vendor Contact:	Sherrie Douplik
Vendor Phone Number:	(916) 652-9291	Vendor Mailing Address:	PO Box 527 Loomis, CA 95650-0527
Agreement Start and Stop Dates:	Start: 4/1/2013 Stop: 12/31/2013	Amounts:	Current Contract Amount: \$0.00 Not to Exceed Amount: \$7,056.00 Revised Contract Amount: \$0.00
Has Work Started?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes give an explanation:	Has Work Been Completed?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Date:

*1619003890 - 6262*

**RECEIVED**  
3-6-2013

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)
- 2) Date(s) of Bid Advertisement
- 3) Date of Bid Opening
- 4) Name of Architect: S Meek Architecture
- 5) Estimated Damages per day - \$
- 6) Performance Bonds Attached
- 7) Payment Bonds Attached

*David Kakishiba  
 President Board of Education*

*Gary Yeboah  
 Secretary Board of Education*

Scope of Work: (Needed to prepare Executive Summary)  
 Transportation from Douplik Mfg. Factory in Loomis to Washington Elementary School 1 - 24x40 District owned classroom portables

Costs:  
 Prepare for shipping 24x40 blocks for trucker - \$650  
 Trucking of 24x40 to Oakland site - \$2,200  
 Installation of 24x40 - \$3,706  
 Materials for install - \$800  
 Total - \$7,056

**OAKLAND, CA 94601**  
**955 HIGH STREET**  
**2013 FEB 24 PM 8 51**  
**ANNOUNCEMENT**

Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion: The District certifies to the best of its knowledge and belief, that it and its officials: Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency according to Federal Acquisition Regulation Subpart 9.4, and by signing this contract, certifies that this vendor does not appear on the Excluded Parties List. <https://www.sam.gov/portal/public/SAM>

**OAKLAND UNIFIED SCHOOL DISTRICT**  
**Department of Facilities Planning and Management**  
**AGREEMENT REQUEST FORM**

**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  
To accommodate increased enrollment at the school site.

**Funding Source:**

**Budget Number:**

**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>	



# GARY DOUPNIK MANUFACTURING, INC.

## EXHIBIT A PROPOSAL

THIS PRICE IS GOOD FOR 45 DAYS

TO: Will Newby [William.newby@ousd.k12.ca.us](mailto:William.newby@ousd.k12.ca.us)  
FROM: Sherrie Doupnik  
DATE: February 27<sup>th</sup> 2013  
RE: Quote for 1 24x40 classrooms to be returned to Oakland

Will,

Thank you for requesting the following proposal. I have broken out all the steps individually.

Transportation, permits and pilot cars are included in the quote below. Carpet bar will be installed on the floor at the mod-line. All utility hook-ups are by others. We will reinstall ramps in the classrooms, we are not responsibility for the transition at the toe of the ramp.

### Doupnik Mfg Factory in Loomis to Washington Elementary School 1 - 24x40

- Prepare for shipping – put up on ½ blocks for trucker ..... \$ 350
- Trucking to return 24x40 to Oakland site..... \$ 2,200
- Installation of 24x40 ..... \$ 3,706
- Materials for install..... \$ 800

The buildings will be reinstalled as they are in their current condition. The hookup of utilities is by others. If there are any cabinets that cross the mod-line, the cabinets will be removed and reinstalled on a time and material basis. The flooring will be cut at the mod-line and a carpet bar will be installed to cover the seam.

***The above proposal includes:***

- Perimeter skirting of building and painting of skirting only;
- Ramps and landings will be reset;
- New structural connection plates and straps will be furnished and installed;
- Exterior wall close up (we will re-use all interior close-up, carpet bar, wall and ceiling close-up, ceiling tile);

***The above proposal does not include:***

- Any site preparation;
- Transition at end of ramp;
- Any utility hook-ups
- Any local agency fees or approvals;
- Costs incurred for DSA approvals or DSA inspectors;
- Building(s) will be reassembled to present "as is" condition.
- Any building components requiring replacement will be negotiated on an item by item basis;
- If a site requires crane, forklift assists, or lengthy skate, an extra charge will be negotiated.

***It is understood that owner will:***

- Provide a building pad level within 9" from corner to corner.
- Provide building pad 6' wider and 10' longer than the building to accommodate the foundation pads and ramp and landing.
- Assure us that building pad will be accessible to our trucks and trailers for delivery and off-loading. Accessible site will enable semi-truck and trailer to either pull or back on to the pad with 60 feet. If not accessible, cost of skating, forklift, crane, etc. will be paid by Owner.

Please contact me should you have any questions or if you need any further information.

Respectfully submitted,

Gary Doupnik, Jr.

Washington ES Interim Housing  
Project No. 13101

February 21, 2013

No.	Work Item	Quantity	Unit Cost	Subtotal Cost
1	Lease of (2) portables 36-month term	2	\$ 21,801.00	\$ 43,602
2	Electrical to (3) Classroom portables	3	\$ 10,000.00	\$ 30,000
3	Intercom to (3) Classroom portables	3	\$ 5,000.00	\$ 15,000
4	Data to (3) Classroom portables	3	\$ 10,000.00	\$ 30,000
5	Fire Alarm to (3) Classroom portables	3	\$ 10,000.00	\$ 30,000
6	Intrusion Alarm to (3) Classroom portables	3	\$ 5,000.00	\$ 15,000
7	Water/sewer to Sink for (3) Classroom Portables	3	\$ 10,000.00	\$ 30,000
8	Rough-In plumbing to Sink for (3) Classroom Portables	3	\$ 1,500.00	\$ 4,500
9	Chainlink Fencing at back of portables	1	\$ 15,000.00	\$ 15,000
10	Painting of exterior of portables	3	\$ 3,000.00	\$ 9,000
11	New flooring at (1) Portable classrooms	1	\$ 5,000.00	\$ 5,000
12	Furniture & equipment for (0) Classroom Portables	0	\$ 5,000.00	\$ -
13	Relocation (1) portable from off site location (Douppnik storage yard or another school site)	1	\$ 7,056.00	\$ 7,056
14	Installation of outdoor seating	0	\$ 5,000.00	\$ -
15	PG&E Temporary Service	0	\$ 2,000.00	\$ -
16	Remodeling/reconfiguration work inside main bldg	0	\$ 100,000.00	\$ -
Construction Costs:				\$ 234,158
Construction Contingency (10%):				\$ 23,416
Subtotal Construction Costs:				\$ 257,574
Contractor MU/Bonds/Insurance:(20%):				51,515
<b>Total Construction Costs:</b>				<b>\$ 309,089</b>

Soft Costs	
Architectural Fees (15% of Construction Costs)	\$ 46,363
Inspector of Record	\$ 11,000
Simplex Fire Alarm Tech Supervision	\$ 5,600
Soils Consultant	\$ 26,500
DSA Fees	\$ 4,400
Bidding/Advertising/Copying	\$ 2,000
Hazmat Inspections	\$ -
<b>Total Soft Costs</b>	<b>\$ 95,863</b>

Construction	\$ 309,089
Soft Costs	\$ 95,863
<b>TOTAL PROJECT</b>	<b>\$ 404,952</b>

76%  
24%

Approved Budget \$ 450,000.00

Approved Budget - Total Project \$ 45,048.16