



Material Revision
Change of School Location/New School Facility Application

Name of School	Oakland Charter High School
Grades Served	Grades 9 through 12
Current Address	345 12 th Street, Oakland, CA 94607
New Address	2430 and 2433 Coolidge Avenue, Oakland CA 94601
Proposed Occupancy Date	August 30, 2017

Please note, schools in Year 1 of operation do not need to submit a Material Revision but will need to meet/submit the requirements as listed.

Material Revision Summary

In 2-pages or less, please describe the following:

- reason/rationale for changing the school location
- school/neighborhood community engagement regarding the new school location
- financial costs of the project and the resources available to fulfill these

Material Revision Summary

Reason/rationale for changing the school location:

The primary reason is the sale of our building to TMG group for a conversion to a condo complex. In September 2015, Oakland Charter High School (OCHS) received a notice from its Landlord terminating its lease early, on March 31, 2017, mid-school year, instead of on June 30, 2019, the original lease end date. This early termination was to accommodate The Martin Group's (TMG) purchase and project with escrow scheduled to close July 15, 2016 at which time TMG would become our landlord. After a contentious negotiation, which included us having to move our middle school in summer of 2016, and numerous attempts by the new owners to have OCHS vacate early, we came to agreement to finish the school year and our last day on lease was June 30, 2017.

Throughout the fall of 2016 we pursued a new site for our School. After long negotiations and due diligence, we found an opportunity to move into the Patten University and Academy facility. Our lease commencement date is July 1, 2017.



OFFICE OF CHARTER SCHOOLS

School/neighborhood community engagement regarding the new school location

We have engaged our parents and community via numerous avenues. We have conducted multiple parent night meetings both to update them as the situation unfolded and to discuss the move to the new facility. We have sent numerous memos, mailings, mass phone calls, posted on our website, Facebook and LinkedIn.

We have also worked with the Office of District 2 Councilmember Abel Guillen, Office of District 5 Councilmember Noel Gallo, to discuss our concerns and broker a collaborative relationship with the Fruitvale Neighborhood.

Financial costs of the project and the resources available to fulfill these

Overall the cost of this early displacement is estimated to be \$700,000 to lease the new facility and for the move, modifications and set up. This includes the physical moving, internet infrastructure set up, kitchen and food service set up and time spent by staff. We have also reached and agreed upon assistance with the current owner and developer for an additional \$250,000 to be dispersed in two payments, the first occurring on June 30, 2017.



Oakland Charter High School Facilities Plan

Oakland Charter High School (OCHS) has secured a location at 2430 and 2433 Coolidge Ave, Oakland CA 94601. It has 17 classrooms, multipurpose spaces, a playground and outdoor space. It was most recently occupied by Lighthouse for a K-8 education program.

This site provides OCHS with ample space not only for classroom instruction, but for enrichment and physical education activities and is a very good fit for our program. A site plan is included titled Exhibit A.

The costs to ready the site for move in is \$700,000 which consists of converting one large open space to create 5 classrooms to reach the 17 required. The City of Oakland has approved plans and issued permits for this work which is currently in process with a licensed general contractor hired by AMPS. There were move in and set up costs as described in the narrative, but we were provided reimbursements for those costs. The ongoing rent and operational costs are in line with OCHS's previous site and will not affect our budget in a materially negative way.

The city has notified us the site is permitted to be a K-12 high school and college which would have included all environmental and safety tests. An AHERA asbestos assessment will be conducted on July 26, 2017 and the results will be provided as a supplemental document

A walkthrough is being scheduled with the OUSD Charter Office.

District Required Language

Oakland Charter High School shall occupy facilities that comply with the Asbestos requirement as cited in the Asbestos Hazard Emergency Response Act (AHERA), 40CFR part 763. AHERA requires that any building leased or acquired that is to be used as a school or administrative building shall maintain an asbestos management plan."

"If Oakland Charter High School fails to submit a certificate of occupancy or other valid documentation to the District verifying that the intended facility in which the school will operate complies with Education Code Section 47610, not less than 30 days before the school is scheduled to begin operation pursuant to the first year of this renewal term, it may not commence operations unless an exception is made by the Office of Charter Schools and/or the local planning department or equivalent agency. If Oakland Charter High School moves or expands to another facility during the term of this charter, Oakland Charter High School shall provide a certificate of occupancy or other valid documentation to the District verifying that the intended facility in which the school will operate complies with Education Code Section 47610, to the District for each facility at least 30 days before school is scheduled to begin operations in the facility or facilities. Oakland Charter High School shall not begin operation in any location for which it has failed to timely provide a certificate of occupancy to the District, unless an exception is made by the Office of Charter Schools and/or the local planning department or equivalent agency. Notwithstanding any language to the contrary in this charter, the *interpretation, application, and enforcement of this provision are not subject to the Dispute Resolution Process.*"



OFFICE OF CHARTER SCHOOLS

Oakland Charter High School will provide the following evidence that the facility complies with the following legal requirements prior to occupying the property*:

- Zoning: The location of the school meets local zoning requirements.
- Building Code: Each building on the site meets applicable building code requirements.
- The charter school has considered and met all requirements of the California Environmental Quality Act (i.e. proof of Environmental Review).
- The proposed site has adequate classroom space, non-classroom space and specialized teaching space for the enrollment levels to be housed at the site.
- Compliance with California Department of Education regulations regarding safety factors for school site, including proximity to airports, high-voltage power lines, hazardous air emissions, railroads, high-pressure natural gas lines, gasoline lines, pressurized sewer lines and other high-pressure water pipelines, propane tanks, noise, major roadways, geological studies and soils analysis, traffic safety, and safe routes to the school.

Oakland Charter High School will schedule a walk-through of the new facility with the Office of Charter Schools to take place at last two weeks in advance of the proposed date of student occupancy. The following checklist items will be fulfilled (see next page).

*Please note, all schools should refer to and comply with all of the regulations listed on the [CDE website](#). To download the CDE's School Site Selection Checklist, click [here](#).



HAZARDOUS MATERIALS ASSESSMENT, INC.

Natasha Kreisberg
Facilities Coordinator
Amethod Public Schools
345 12th Street, 2nd Floor
Oakland, CA 94607

nkreisberg@amethodschools.org

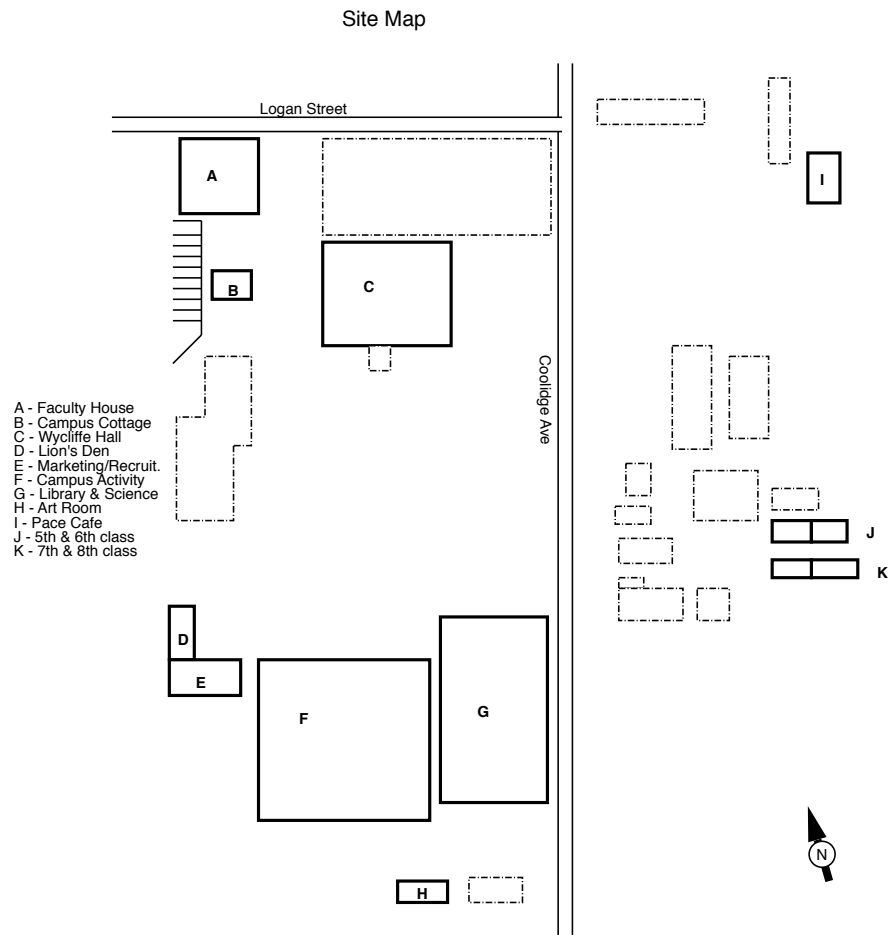
August 4, 2017

RE: ASBESTOS AHERA SURVEY # 17.245

Effective July 26, 2017, HMA was asked to provide an AHERA inspection and report on present and/or potential asbestos hazards relative to asbestos containing building materials (ACBM) in the designated accessible interior areas of ten (10) buildings within a school facility located at 2433 Coolidge Avenue, Oakland, California.

Buildings inspected include:

- A: Faculty House
- B: Campus Cottage
- C: Wycliffe Hall, #107 & #105
- D: Lion's Den
- E: Marketing & Recruiting
- F: Campus Activity
- G: Library & Science
- H: Art Room
- I: Pace Café
- J: 5th & 6th classroom
- K: 7th & 8th classroom



PROTOCOL:

The survey was conducted by an asbestos consultant who has been certified by the State of California's Division of Occupational Safety and Health, and

accredited under the EPA AHERA program for building inspection and management planning for asbestos. The visual survey was conducted in conformance with the principles of AHERA as outlined in 40 CFR 763. PLM laboratory analysis of bulk samples was conducted by an independent NVLAP accredited facility.

It is understood that reasonable efforts are made to identify potential asbestos containing materials which are visible and accessible. It is possible that some materials may remain hidden and undiscovered until exposed during demolition, including but not limited to: flues/ducts within wall cavities, resilient flooring on sub-floors or beneath flooring finish surfaces, ducting and/or register boots not accessible or visible at time of inspection.

INSPECTION and SAMPLES, SUMMARY OVERVIEW:

BUILDING A – Faculty House

The structure is a wood frame, two (2) story, residential building constructed in 1920, approximately 2200 square feet plus basement utility and storage area.

No friable surfacing materials were identified.

The Thermal System Insulation (TSI) was fiberglass.

Samples were collected of accessible Miscellaneous Materials as follows:

Sample	Material	Location	Asbestos	Condition
17.245-01	SRJC	Interior drywall	ND	Good
17.245-02	SRJC	Bath wall vinyl coated	ND	Good
17.245-03	Plaster	Interior walls/ceiling	ND	Good
17.245-04	Vinyl	Up bath floor (± 77 sq ft)	70%	Minor damage
17.245-05	BB	Baseboards	ND	Good
17.245-06	Coating	Sink coating	ND	Good
17.245-07	Insulation	Attic area insulation	ND	
17.245-08	Plaster	Interior walls/ceilings	ND	Good
17.245-09	CT	t-bar ceiling (±650 sq ft)	ND	Good
17.245-10	CT	t-bar ceiling	ND	Good
17.245-11	SRJC	Basement drywall	ND	Good

No other suspect materials were identified in Building A.

BUILDING B – Campus Cottage

The structure is a wood frame, one story, approximately 430 square foot building, constructed in 1928.

No friable surfacing materials were identified.

Heating system was electric wall heaters with no suspect insulation (TSI).

Samples were collected of accessible Miscellaneous Materials as follows:

Sample	Material	Location	Asbestos	Condition
17.245-12	SRJC	Interior drywall	ND	Good
17.245-13	BB	baseboards	ND	Good
17.245-14	Vinyl	Bath floor (± 27 sq ft)	ND	Good

No other suspect materials were identified in Building B.

BUILDING C – Wycliff Hall, #107 & 105

Wycliff Hall is a concrete structure, built in 1962. Rooms #107 and #105 within the Wycliff Hall constitute approximately 2072 square feet.

Friable surfacing materials were noted within the designated areas. Spray acoustic ceilings were identified, hidden above the t-bar drop ceilings, with minor localized damage where observable. Samples were collected, and results of laboratory analysis were reported as 10% chrysotile asbestos. It would be prudent to presume these hidden acoustic ceilings are present throughout the building. The t-bar drop ceilings which visibly hide the material would not be considered as an adequate enclosure for EPA AHERA purposes. Consideration may be given to abatement of this friable ACM.

Sample	Material	Location	Asbestos	Condition
17.245-15	CT	t-bar drop ceiling panels	ND	Good
17.245-16	CT	t-bar drop ceiling panes	ND	Good
17.245-17	Panel	Wall board panel	ND	Good
17.245-21	Panel	Wall board panel	ND	Good

No other suspect materials were identified in the designated areas of Building C.

BUILDING D – Lion’s Den

The structure is a single story manufactured (“portable”) building, approximately 720 square feet, constructed in 1998.

No friable surfacing materials were identified.

Heating system insulation (TSI) was fiberglass..

Samples were collected of accessible Miscellaneous Materials as follows:

Sample	Material	Location	Asbestos	Condition
17.245-24	CT	t-bar ceiling panels	ND	Good
17.245-25	CT	t-bar ceiling panels	ND	Good

No other suspect materials were identified in Building D.

BUILDING E – Marketing & Recruiting

The structure is a single story manufactured (“portable”) building, approximately 780 square feet, constructed in 1998.

No friable surfacing materials were identified.

Heating system insulation (TSI) was fiberglass.

T-bar ceiling tiles were fiberglass.

Samples were collected of accessible Miscellaneous Materials as follows:

Sample	Material	Location	Asbestos	Condition
17.245-26	12” FT	Mech room top layer (± 60 square feet)	ND	Good
17.245-27	12” FT	Mech room base layer floor	ND	Unknown

No other suspect materials were identified in Building E.

BUILDING F – Campus Activity

The structure is a single story, concrete, multi-use building constructed in 1990, including a coffee shop, cafeteria/dining area, rest rooms, storage, and multi-use room(s).

No friable surfacing materials were identified.

Heating system insulation (TSI) was fiberglass.

Hot water heater was electric (no flue).

Samples were collected of accessible Miscellaneous Materials as follows:

Sample	Material	Location	Asbestos	Condition
17.245-28	SRJC	Interior drywall	ND	Good
17.245-29	SRJC	Interior drywall	ND	Good
17.245-30	CT	t-bar ceiling panels	ND	Good
17.245-31	CT	t-bar ceiling panels	ND	Good

No other suspect materials were identified in Building F.

BUILDING G – Library & Science

The structure is a two story, concrete, approximately 12,400 square foot building, constructed in 1972. Renovation activities were ongoing at the time of inspection.

No friable surfacing materials were identified.

The Thermal System Insulation (TSI) was fiberglass.

Samples were collected of accessible Miscellaneous Materials as follows:

Sample	Material	Location	Asbestos	Condition
17.245-46	12" CT	North upper stairway	ND	Good
17.245-47	12" CT	North upper stairway	ND	Good
17.245-48	BB	Area perimeter baseboards	ND	Good
17.245-49	Stucco	Stairway wall(s)	ND	Good
17.245-50	Vinyl	2 nd floor telephone room	ND	Good
17.245-51	SRJC	Interior drywall	2%+2%	Good

17.245-52	CT	t-bar ceiling panels	ND	Good
17.245-53	CT	t-bar ceiling panels	ND	Good
17.245-54	SRJC	Interior drywall	ND	Good
17.245-55	12" FT	Tan pebble (\pm 400 sq ft)	ND	Gen good
17.245-56	12" FT	Beige floor (\pm 15 sq ft)	ND	Aged
17.245-57	12" FT	Brown striated (\pm 500 sq ft)	Mastic 5%	Gen good
17.245-58	SRJC	1 st floor drywall	ND	Good
17.245-59	Vinyl	1 st floor janitor (\pm 15 sq ft)	70% + mastic 5%	Aged
17.245-60	Board	1 st floor wallboard	ND	New - good

ITEMS OF SPECIAL NOTE:

Non-friable panels were identified beneath numerous windows. Some panels were wood, some metal-clad, and some with the appearance and texture of painted transite-asbestos. Samples could not be collected without destructive core drilling, and therefore no samples were collected. The metal-clad and unidentified painted panels should be presumed positive for asbestos until scheduled to be impacted by renovation or demolition. No corrective action would be required for normal use and occupancy. The materials should be listed as "presumed positive" and included in O&M activities and included on the 3-year and 6-month re-inspection schedules.

No other suspect materials were identified in Building G.

Building H – Art Room

The structure is a single story manufactured ("portable") building, approximately 1200 square feet, constructed in 1998.

No friable surfacing materials were identified.

Heating system insulation (TSI) was not suspect.

T-bar ceiling tiles were fiberglass.

Samples were collected of accessible Miscellaneous Materials as follows:

Sample	Material	Location	Asbestos	Condition
17.245-61	Vinyl	Vinyl flooring (\pm 1200 sq ft)	ND	Good
17.245-62	BB	Perimeter baseboards	ND	Good
17.245-63	Panel	Wallboard	ND	Good

No other suspect materials were identified in Building H.

Building I – Pace Café

The structure is a wood framed, single story, approximately 1900 square foot deli/café, reportedly built in 1998.

No friable surfacing materials were identified.

Heating system duct insulation (TSI) was fiberglass.

Samples were collected of accessible Miscellaneous Materials as follows:

Sample	Material	Location	Asbestos	Condition
17.245-32	CT	t-bar ceiling panel	ND	Good
17.245-33	CT	t-bar ceiling panel	ND	Good
17.245-34	Board	Wallboard	ND	Good
17.245-35	12" FT	Storage area	ND	Aged/damage
17.245-36	Vinyl	Storage area	ND	Aged/damage
17.245-37	CT	t-bar panel, storage area	ND	Aged
17.245-38	Vinyl	Kitchen area (\pm 360 sq ft)	ND	Gen good

No other suspect materials were identified in Building I.

BUILDING J – 5th & 6th Grade Classrooms

The structure is a single story manufactured (“portable”) building, approximately 1600 square feet, constructed CIRCA 1980.

No friable surfacing materials were identified.

Heating system insulation (TSI) was fiberglass.

Walls were wood panel, with one area of drywall panels.

Samples were collected of accessible Miscellaneous Materials as follows:

Sample	Material	Location	Asbestos	Condition
17.245-39	CT	t-bar ceiling panels	ND	Good
17.245-40	CT	t-bar ceiling panels	ND	Good
17.245-41	Board	Wallboard panels	ND	Good

No other suspect materials were identified in Building J.

BUILDING K – 7th & 8th Grade Classrooms

The structure is a wood frame, one story, approximately 1800 square foot building, constructed in 1988.

No friable surfacing materials were identified.

Heating system insulation (TSI) was fiberglass.

Samples were collected of accessible Miscellaneous Materials as follows:

Sample	Material	Location	Asbestos	Condition
17.245-42	SRJC	Interior drywall	ND	Good
17.245-43	Board	Wallboard	ND	Good
17.245-44	CT	t-bar ceiling panel	ND	Good
17.245-45	CT	t-bar ceiling panel	ND	Good

No other suspect materials were identified in Building K.

SUMMARY:

Samples were collected of the suspect materials, and results of laboratory analysis identified greater than 1% asbestos in the backing of the upstairs vinyl flooring in building A, the hidden spray acoustic ceilings in building C, the interior drywall joint compound in building G, the mastic adhesive beneath the 12" floor tile in building G, and the vinyl flooring and mastic in the janitor closet in building G.

Presumed (not tested) asbestos was identified in the cement-board type panels beneath the windows in building G.

Corrective action is required or indicated for the acoustic ceilings in building C. Operations & Maintenance Plan should be provided for the remaining ACM materials and the presumed positive transite-asbestos panels.

If there is additional information needed or if we can be of further assistance, please feel free to contact us.

Sincerely,

Scott W. Compton
Certified Asbestos Consultant 92-0018

Ryan T. Compton
Certified Asbestos Consultant 09-4481

* The inspection and inspection report is for the sole use and benefit of Client and is not intended for use by anyone but Client. Under no circumstances shall the inspection or report be for the benefit of any third party.

Permits for which no major inspection has been approved within 180 days shall expire by limitation. No refund more than 180 days after expiration or final.

2433 COOLIDGE AVE, BLDG A

2433 COOLIDGE AVE, BLDG A



CITY OF OAKLAND
 250 FRANK H. OGAWA PLAZA ▪ 2ND FLOOR ▪ OAKLAND, CA 94612

Planning and Building Department
 www.oaklandnet.com

PH: 510-238-3891
 FAX: 510-238-2263
 TDD: 510-238-3254

Permit No: B1700703 Non-Residential Building - Alteration **Filed Date:** 2/17/2017
Job Site: 2433 COOLIDGE AVE, BLDG A **Schedule Inspection by calling:** 510-238-3444
Parcel No: 027 084100109
District:
Project Description: T.I. for charter school, Bldg A: create partition walls for new classrooms at existing educational facility. All work on 1st flr only. No exterior work.
Related Permits: ZW1700039 M1700397 B1700704 E1700623

	<u>Name</u>	<u>Applicant</u>	<u>Address</u>	<u>Phone</u>	<u>License #</u>
Owner:	CHRISTIAN EVANGELICAL CHURCHES OF AMERICA INC		2433 COOLIDGE AVE OAKLAND, CA		
Owner-Agent:	KEIVAN ABIDI, LOA	X	2433 COOLIDGE AVE OAKLAND, CA	(510) 816-4790	

PERMIT DETAILS:	Non-Residential/Building/Alteration				
General Information					
Green Code Checklist:		Sets Of Plans:	3	Report - Soil/Geotech:	
		Structural Calculations:		Energy Calculations (T24):	3
Proposed Building Information					
Building Use:	Classroom < Grade 13	Number Of Stories:	2	Fire Sprinklers:	
Occupancy Group:	E Education	Number Of Units:	0	Total Floor Area (sq ft):	0
Construction Type:	IIIB - Combustible Construction; 2 Hour Exterior	No. of Additional Bedrooms:		Additional Floor Area (sq ft):	
Work Information					
Job Value:	\$110,000.00				

TOTAL FEES TO BE PAID AT FILING: \$0.00

Plans Checked By _____ Date _____ Permit Issued By R.E.T. Date 6/28/17
 Finalized By _____ Date _____

Special Inspections
Special Inspection Comments
 Construction And Demolition Electronic CDSR due prior to final inspection. DO NOT FINAL.
 Tracking

**APPLICANT
 COPY**

Permits for which no major inspection has been approved within 180 days shall expire by limitation. No refund more than 180 days after expiration or final.

2433 COOLIDGE AVE, BLDG A

2433 COOLIDGE AVE, BLDG A



CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA ▪ 2ND FLOOR ▪ OAKLAND, CA 94612

Planning and Building Department
www.oaklandnet.com

PH: 510-238-3891
FAX: 510-238-2263
TDD: 510-238-3254

Permit No: M1700397 Non-Residential Mechanical -Alteration **Permit Issued:** 6/28/2017
Job Site: 2433 COOLIDGE AVE, BLDG A **Schedule Inspection by calling:** 510-238-3444
Parcel No: 027 084100109
District:
Project Description: Mechanical for charter school T.I., Bldg A: create partition walls for new classrooms at existing educational facility. All work on 1st flr only. No exterior work.
Related Permits: B1700703 B1700704 E1700623

	<u>Name</u>	<u>Applicant</u>	<u>Address</u>	<u>Phone</u>	<u>License #</u>
Owner:	CHRISTIAN EVANGELICAL CHURCHES OF AMERICA INC		2433 COOLIDGE AVE OAKLAND, CA		
Owner-Agent:	KEIVAN ABIDI, LOA	X	2433 COOLIDGE AVE OAKLAND, CA	(510) 816-4790	

PERMIT DETAILS: Building/Non-Residential/Mechanical/Alteration	
GENERAL INFORMATION	
Occupancy Group: E Education	Calculations:
Sets of Plans: 2	Title 24 Energy Calculations: 2
Description of Proposed Work	
(ZONE) Low Pressure Duct	Quantity: 23
TOTAL FEES TO BE PAID AT FILING: \$0.00	

Plans Checked By _____ Date _____ Permit Issued By R.E.T. Date 6/28/17
 Finalized By _____ Date _____

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Permits for which no major inspection has been approved within 180 days shall expire by limitation. No refund more than 180 days after expiration or final.

2433 COOLIDGE AVE, BLDG A

2433 COOLIDGE AVE, BLDG A



CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA ▪ 2ND FLOOR ▪ OAKLAND, CA 94612

Planning and Building Department
www.oaklandnet.com

PH: 510-238-3891
FAX: 510-238-2263
TDD: 510-238-3254

Permit No: E1700623 Non-Residential Electrical - Alteration Permit Issued: 6/28/2017
 Job Site: 2433 COOLIDGE AVE, BLDG A Schedule Inspection by calling: 510-238-3444
 Parcel No: 027 084100109
 District:
 Project Description: Electrical for charter school T.I., Bldg A: create partition walls for new classrooms at existing educational facility. All work on 1st flr only. No exterior work.
 Related Permits: B1700703 M1700397 B1700704

	<u>Name</u>	<u>Applicant</u>	<u>Address</u>	<u>Phone</u>	<u>License #</u>
Owner:	CHRISTIAN EVANGELICAL CHURCHES OF AMERICA INC		2433 COOLIDGE AVE OAKLAND, CA		
Owner-Agent:	KEIVAN ABIDI, LOA	X	2433 COOLIDGE AVE OAKLAND, CA	(510) 816-4790	

PERMIT DETAILS:	Building/Non-Residential/Electrical/Alteration		
General Information			
PGE Application Number:	Sets Of Plans: 2	Title 24 Energy Calc for Electrical Heater:	
Occupancy Group: E Education	Calculations: 2	Title 24 Energy Calc for Lighting:	
Description of Proposed Work			
Incandes / LED Fixtures	Quantity: 73		
SWITCHES	Quantity: 15		
RECEPTACLES	Quantity: 50		
LOW VOLTAGE SYSTEM	Quantity: 3		

TOTAL FEES TO BE PAID AT FILING: \$0.00

Plans Checked By _____ Date _____ Permit Issued By RET Date 6/28/17
 Finalized By _____ Date _____

APPLICANT COPY

Permits for which no major inspection has been approved within 180 days shall expire by limitation. No refund more than 180 days after expiration or final.

2433 COOLIDGE AVE, BLDG B

2433 COOLIDGE AVE, BLDG B



CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA ▪ 2ND FLOOR ▪ OAKLAND, CA 94612

Planning and Building Department
www.oaklandnet.com

PH: 510-238-3891
FAX: 510-238-2263
TDD: 510-238-3254

Permit No: B1700704 Non-Residential Building - Alteration Filed Date: 2/17/2017
 Job Site: 2433 COOLIDGE AVE, BLDG B Schedule Inspection by calling: 510-238-3444
 Parcel No: 027 084100109
 District:
 Project Description: T.I. for charter school, Bldg B: remove partition walls for existing educational facility. No exterior work.
 Related Permits: B1700703 M1700397 E1700623

	<u>Name</u>	<u>Applicant</u>	<u>Address</u>	<u>Phone</u>	<u>License #</u>
Owner:	CHRISTIAN EVANGELICAL CHURCHES OF AMERICA INC		2433 COOLIDGE AVE OAKLAND, CA		
Owner-Builder:	KEIVAN ABIDI, LOA	X	2433 COOLIDGE AVE OAKLAND, CA	(510) 816-4790	

PERMIT DETAILS:	Non-Residential/Building/Alteration				
General Information					
Green Code Checklist:	Sets Of Plans:	3	Report - Soil/Geotech:		
	Structural Calculations:		Energy Calculations (T24):	3	
Proposed Building Information					
Building Use:	Classroom < Grade 13	Number Of Stories:	1	Fire Sprinklers:	
Occupancy Group:	E Education	Number Of Units:	0	Total Floor Area (sq ft):	0
Construction Type:	VB - Combustible Construction; No Fire Rating	No. of Additional Bedrooms:		Additional Floor Area (sq ft):	
Work Information					
Job Value:	\$1,000.00				

TOTAL FEES TO BE PAID AT FILING: \$0.00

Plans Checked By _____ Date _____ Permit Issued By RET Date 6/28/17
 Finalized By _____ Date _____

Special Inspections

Special Inspection

Construction And Demolition
Tracking

Comments

Electronic CDSR due prior to final inspection. DO NOT FINAL.

**APPLICANT
COPY**

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Permit No: B1700703

Parcel No: 027 084100109

Job Site: 2433 COOLIDGE AVE, BLDG A

Page 2 of 4

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

I, as owner of the property, or my employees with wages as their sole compensation, will do all of or portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale).

I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law).

I am exempt from licensure under the Contractors' State License Law for the following reason: _____

By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following Web site: <http://www.leginfo.ca.gov/calaw.html>.

RENOVATION REPAIR AND PAINTING ACKNOWLEDGMENT

EPA's Lead Renovation, Repair and Painting Rule (RRP Rule) requires that firms performing renovation, repair, and painting projects that disturb lead-based paint in homes, child care facilities and pre-schools built before 1978 have their firm certified by EPA or use certified renovators who are trained by EPA-approved training providers and follow lead-safe work practices. As the property owner preparing to do work on a Pre-1978 building, I have read the explanation of the RRP Rule and will ensure that any paint disturbing work will be done by or supervised by an RRP certified individual(s). Failure to follow this rule may result in enforcement action by the EPA. For additional information on complying with lead safety requirements, contact the Alameda County Healthy Homes Department at (510) 567-8280 or 1-800-253-2372 or visit <http://www.achhd.org>.

HAZARDOUS MATERIALS DECLARATION

I hereby affirm that the intended occupancy WILL WILL NOT use, handle or store any hazardous, or acutely hazardous, materials. (Checking "WILL" acknowledges that Sections 25505, 25533, and 25534 of the Health and Safety Code, as well as filing instructions were made available to you).

I hereby agree to save, defend, indemnify and keep harmless the City of Oakland and its officials, officers, employees, representatives, agents, and volunteers from all actions, claims, demands, litigation, or proceedings, including those for attorneys' fees, against the City in consequence of the granting of this permit or from the use or occupancy of the public right-of-way, public easement, or any sidewalk, street or sub-sidewalk or otherwise by virtue thereof, and will in all things strictly comply with the conditions under which this permit is granted.

By my signature below, I certify to each of the following:

- I am the property owner or authorized to act on the property owner's behalf.
- I have read this application and the information I have provided is correct.
- I agree to comply with all applicable city and county ordinances and state laws relating to building construction.
- I authorize representatives of this city or county to enter the above-identified property for inspection purposes.

NOTICE: No activities related to the approved work, including storage/use of materials, is allowed within the public right-of-way without an encroachment permit. Dust control measures shall be used throughout all phases of construction.

Permits for which no major inspection has been approved within 180 days shall expire by limitation. No refund more than 180 days after expiration or final.



Permit No: B1700703

Parcel No: 027 084100109

Job Site: 2433 COOLIDGE AVE, BLDG A

Page 3 of 4

Name (Print)

Signature Owner Agent

Date

An application for a building permit has been submitted in your name listing yourself as the builder of the property improvements specified. We are providing you with an Owner-Builder Acknowledgment and Information Verification Form to make you aware of your responsibilities and possible risk you may incur by having this permit issued in your name as the Owner-Builder. We will not issue a building permit until you have read, initialed your understanding of each provision, signed, and returned this form to us at our official address indicated. An agent of the owner cannot execute this notice unless you, the property owner, obtain the prior approval of the permitting authority.

OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

DIRECTIONS: Read and initial each statement below to signify you understand or verify this information.

___1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

___2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.

___3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.

___4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.

___5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars (\$500), including labor and materials, I may be considered an "employer" under state and federal law.

___6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.

___7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.

___8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in workmanship or materials.

___9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.

___10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity.

___11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.

___12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form.

Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage. Before a building permit can be issued, this form must be completed

Permits for which no major inspection has been approved within 180 days shall expire by limitation. No refund more than 180 days after expiration or final.



Permit No: B1700703

Parcel No: 027 084100109

Job Site: 2433 COOLIDGE AVE, BLDG A

Page 4 of 4

and signed by the property owner and returned to the agency responsible for issuing the permit. A copy of the property owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

Name (Print)

Signature Owner Agent

Date



Parcel Information

The information provided in this map is for reference purposes only. It is not intended for any other use and should not be relied on for other purposes.

To obtain the latest information, please contact the Zoning information Hotline Counter at (510) 238-3911.

Basic Parcel Information

Parcel Number	027 084100109	MoreInfo (https://www.acgov.org/ptax_pub_app/RealSearchInit.do?searchByParcel=true&parcelNumber=27-841-1-9)
Area	Approx. area = 76789.674579 sq. ft.	
Address within the parcel	2439 COOLIDGE AVE	

Zoning and General Plan Information

Zoning	RM-3 (additional zoning districts may apply if illustrated in map below)	
Height - Central Business District	N/A	MoreInfo (http://oaklandnet/oak/groups/ceda/documents/report/oak033161.pdf)
Height - Commercial Corridor	N/A	
General Plan/Estuary Policy Plan	Institutional	MoreInfo (http://www2.oaklandnet.com/Government/o/PBN/OurServices/GeneralPlan/DOWD009015)
Condominium Conversion Impact Area	No	Municipal Code 16.36

Planning and Zoning Information Viewer

Zoning and General Plan Information

Impact Fee Fee Zone 3
Zone

Administrative Information

City Council District CCD5 MoreInfo
(<http://www2.oaklandnet.com/Government/o/CityCouncil/index.htm>)

SDS - Service District 3

Port of Oakland No
Jurisdiction

Historic Resources Information

Local MoreInfo
Historic (<http://www2.oaklandnet.com/Government/o/PBN/OurServices/Historic/DOWD009013>)
Property
Category

Local MoreInfo (<http://mapgis.oaklandnet.com/MoreInfo/LocalHistoricDistricts.docx>)
Historic
District

OCHS Rating X MoreInfo
(<http://www2.oaklandnet.com/Government/o/PBN/OurServices/Historic/DOWD009155>)

Construction
Date

Local No MoreInfo
Landmark (<http://www2.oaklandnet.com/Government/o/PBN/OurServices/Historic/DOWD009012>)

National No MoreInfo (<http://www.cr.nps.gov/nhl/>)
Historic
Landmark

Heritage No MoreInfo (<http://nrhp.focus.nps.gov/natreghome.do?searchtype=natreghome>)
Property

Designated No MoreInfo
Historic (<http://www2.oaklandnet.com/Government/o/PBN/OurServices/Historic/DOWD009012>)
Property

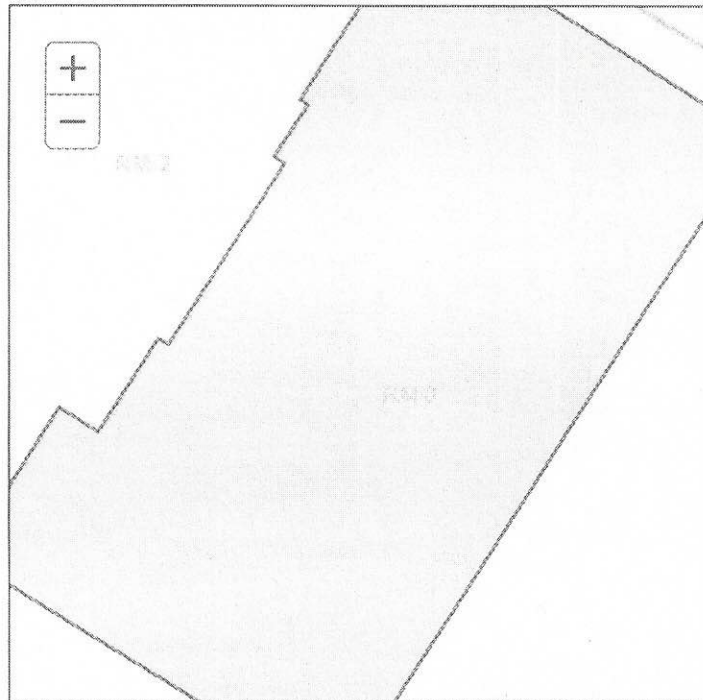
Mills Act No MoreInfo
(<http://www2.oaklandnet.com/Government/o/PBN/OurServices/Historic/index.htm#MillsAct>)

Planning and Zoning Information Viewer

Environmental Information

Whipsnake Critical Habitat	No
Flood Zone	No
Hayward Fault Zone	No
Liquefaction Hazard Zone	Yes, Liquefaction Severity 2
Wildfire Assessment District	No

Map





CITY OF OAKLAND

Planning & Building Department

BUILDING SERVICES

250 Frank H. Ogawa Plaza 2nd Floor Oakland, CA 94612

Telephone (510) 238-3444

www.oaklandnet.com

Fax (510) 238-7287

PERMIT RECORD CARD

COMMERCIAL & MULTI-UNIT RESIDENTIAL

California Building, Residential, Electrical, Plumbing, Mechanical, Energy and Green Building Codes

Oakland Building, Planning Sustainability, Fire and Municipal Codes

Address:	2433 COOLIDGE AVE, BLDG# A, Oakland, CA 94601	Suite:	A	APN:	027 084100109
Description:	T.I. for charter school, Bldg A: create partition walls for new classrooms at existing educational facility. All work on 1st flr only. No exterior work.			Issued:	06/28/2017
				Building Use:	Classroom < Grade 13
				Occupancy:	E Education
				Type:	IIIB - Combustible Constructio
Owner:	Christian Evangelical Churches Of America Inc			Stories:	2
Contractor:				# units:	0
				Sprinkler:	Yes
Permits:	B1700703	F1700623	M1700397		
Allocated Inspections	12	8	8		

SPECIAL INSPECTION LIST (checked items are required)


Reinforced Concrete, Gunite, Grout & Mortar:				Structural Wood						
CONCRETE	GUNIT	GROUT	MORTAR	Aggregate Test		Shear Wall Nailing		Structural Observations		
				Reinforcing Test		Eng. Lumber Insp.		Sample and Test Components		
				Mix Designs		Structural Steel/Welding				
				Reinforcing Place		Sample and Test (list specific numbers below)				
				Batch Plant Insp.		Shop Material Identification				
				Cast Samples		Welding Inspection	SHOP	FIELD		
				Compression Tests		Ultrasonic Inspection				
				Anchors		High-Strength Bolting				
				Test Panels		A325	A490	N	X	F
				Precast/Pre-stressed Concrete:				Metal Deck Welding Inspection		
PILES	POST-TENSION	PRE-TENSION	CLADDING	Aggregate Test		Reinforcing Steel Welding Insp		Unit Weights		
				Reinforcement Test		Metal Stud Welding Inspection		Placement Insp		
				Placement Insp.		Concrete Inset Welding Inspection		Sample & Test		
				Tendon Test		Structural Masonry				
PIERS	POST-TENSION	PRE-TENSION	CLADDING	Mix Designs		Special Inspection Stresses Used				
				Reinforcement Place		Preliminary Acceptance (masonry units, wall prisms)				
				Insert Placement		Subsequent Tests (mortar, grout, field wall prisms)				
				Concrete Batching		Placement Inspection of Units				
				Concrete Placement		Fireproofing				
				Installation Insp.		Placement Inspection		Thickness Test		
Cast Samples		Density Tests		Inspection Batching						
Compression Test		Mastic & Intumescent Coatings								
Green Building Cert.		C&D Tracking								
HERS Verification		Site Drainage								
PSL (sewer lateral Cert)		Grading		Seismic Force Resistive System		Special Case				
Additional Instructions/Inspections Required:										

1	FOUNDATION Major Inspection	2	FIRST FLOOR Major Inspection	3	FRAME Major Inspection	4	FINAL Major Inspection	5	SITE
ELECTRICAL		ELECTRICAL		ELECTRICAL		ELECTRICAL		PRE-CONSTRUCTION	
E 10	CONSTRUCTION POWER	E 20	UNDERFLOOR	E 30	SUBPANEL/ FEEDER	E 40	SMOKE & CO ALARMS	S 50A	PRE-CON MEETING
E 11	UFER	E 21	CABLE PROTECTION	E 31	INTERIOR/EXTERIOR WIRING	E 41	EQUIPMENT/ DEVICES	S 50B	OBSTRUCT/ ENCROACH
E 12	UNDERGROUND/ CONDUIT/ CABLE	E 22	EXTERIOR WIRING	E 32	BOX MAKE-UP	E 42	UTILITY RELEASE/ TRANSFORMER	S 50C	SURVEY/ ELEVATION
E 13	SINGLE SERVICE			E 33	SUSPENDED CEILING	E 43	ENERGY/ CAL GREEN	S 50D	GRADING
E 14	SERVICE RACEWAY			E 38	OK TO CONCEAL	E 88	FINAL ELECTRICAL	S 50E	WEEK PROTECTION / RUN-OFF
PLUMBING		PLUMBING		PLUMBING		PLUMBING		INFRASTRUCTURE	
P 10	UNDERGROUND	P 20	UNDERFLOOR	P 30	DWV PIPING	P 40	ROOF DRAINS	S 50F	TREE/VEGETATION PROTECTION
P 11	BACKWATER VALVE	P 21	DRAINS (FIRE/ CONDENS/ MISC)	P 31	GAS PIPING	P 41	GAS TEST	S 50H	DUST & EROSION CONTROL
P 12	INTERCEPTOR (SO)	P 22	FLOOR RECEPTORS	P 32	WATER PIPING/ SERVICE	P 42	UTILITY RELEASE	S 50J	C6 & RAINWATER RUN-OFF
P 13	INTERCEPTOR (GREASE)			P 33	TUB / SHOWER PAN	P 43A	ENERGY CODE/ CAL GREEN	S 50K	EXCAVATION SHORING
P 14	WATER SERVICE			P 34	BACKFLOW DEVICES	P 44	CHLORINATION/ SI REPORTS	S 50L	TRAFFIC CONTROL & PARKING
				P 38	OK TO CONCEAL	P 88	FINAL PLUMBING	S 50M	BLIGHT/ NOISE/ TOILET
MECHANICAL		MECHANICAL		MECHANICAL		MECHANICAL		INFRASTRUCTURE	
M 10	UNDERGROUND	M 20	UNDERFLOOR DUCTS	M 30	SUSPEND CEILING / VAV COILS	M 40	REGISTERS/ GRILLS	PZ 50	SEWER/ BACKWATER
M 11	RADIANT/ COILS	M 21	RADIANT/ COILS	M 31	DAMPER (FIRE/ CEILING, SMOKE)	M 41	EQUIPMENT	PZ 51	DRAINAGE STORM DRAIN
				M 32	MU AIR/ OUTDOOR AIR	M 42	ROOF ACCESS/ GUARDS	PZ 52	HARDSCAPE
				M 33	DUCT (TYPE I HOOD)	M 43	ENERGY COMPLY FORMS	PZ 53	FIRE ACCESS
				M 34	DETECTORS (DUCT, CO)	M 44	CAL GREEN	PZ 54	C3 FACILITY
				M 35	EXHAUST DUCTS	M 45	SI REPORTS (EQ, BALANCE)	6	FINAL INFRASTRUCTURE
				M 38	OK TO CONCEAL	M 88	FINAL MECHANICAL		GRADING
BUILDING		BUILDING		BUILDING		BUILDING		GRADING	
B 10	SURVEY / STAKING	B 20	GARAGE PAD ELEVATION	B 30	ZONING ROUGH	B 40	DECK / RETAIN WALL	GR 50	SUBGRADE
B 11	SETBACKS	B 21	FIRST FLOOR ELEVATION	B 31	ROOF FRAMING & NAILING	B 41	ZONING CONDITIONS	GR 51	PAD ELEVATION
RB 12	SP INSPECT REPORT	B 22	SP INSPECT REPORT	B 32	SP INSPECT REPORT	B 42	SP INSPECT REPORT	GR 52	SP INSPECT REPORT
B 13	PIERS	B 23	ACCESSIBILITY	B 33	FIRE RATED ASSEMBLY	B 43	SIGNAGE	GR 86	FINAL GRADING
B 14	FOOTING / GRADE BEAM			B 33A	SHAFT CONSTRUCTION	B 44	ACCESSIBILITY	FM 50	FIRE SPRINKLER 7/28/17
B 15	EMBEDMENTS			B 34	SHEAR WALL BRACING	B 45	ENERGY/ HERS (FORMS, REPORT)	FM 51	OK TO CONCEAL 7/28/17
B 16	EPOXY			B 35	SUSPENDED CEILING	B 45A	GPR COMPLIANCE	FM 52	FIRE ALARM 5-30-17
B 17	SLAB FLOOR / VAPOR BARRIER	B 24	FLOOR FRAMING	B 35A	FLOOR & WALL FRAMING	B 46	SMOKE & CO ALARMS	FM 53	STAND PIPE/ DRAIN
B 18	WP PROTECTION & DRAINAGE	B 25	INSULATION	B 36	INSULATION	B 47	RECYCLING CDSR	FM 54	EMERGENCY LIGHTING
B 19	MASONRY WALLS			B 37	LATH/ EXTERIOR COVERING			FM 55	FIRE/ SMOKE DAMPER
				B 37A	WP MEMBRANE			FM 86	FINAL FIRE (510) 238-3851
				B 37B	EGRESS / SAFETY GLAZING			8	PLANNING
				B 38	OK TO COVER	B 48	OK TO OCCUPY	ZC 58	ROUGH
				B 39	TUB / SHOWER WALL			ZC 59A	LANDSCAPE/ HARDSCAPE
				B 39A	GYPSUM WALLBOARD			ZC 59B	SITE IMPROVEMENTS
				B 39B	FIRE SAFING	B 86	FINAL BLDG	ZC 86	FINAL ZONING
1	FOUNDATION APPVD	2	FIRST FLOOR APPVD	3	FRAME APPVD	4	FINAL CRAFTS	9	PROJECT FINAL


INSPECTOR NOTES

date
sign

BUILDING

7/18/17 frame ok to cover one side. Need MEP & fire approvals before cover lid/second side. 
hr corridor

7-24-17; ok to cover walls. 1-side wallboard ok, other side ok - RXB

7-26-17 SHEETROCK AT INTERIOR WALLS BETWEEN CLASSROOMS 3 & 4 OK. 

8-8-17 REMAINDER OF SITEET OK - TRD

29 Aug 17 check written header for seismic stamp in teledata room KM

8-30-17; For final:

- 1) OFD is required to final the job on this job card -
- 2) PSL certification is required from EBMUD
- 3) CDSR is required to be approved by Patricia Haysle.
- RXB

date
sign

ZONING

INSPECTOR NOTES
ONLY

date
sign ELECTRICAL

7/20/17: walls OK. Add 2 hallway receptacles per drawings. OK to conceal wall wiring. Albee
7/24/17: connections Albee
7/28/17: Ceilings OK. Final pending certificate of acceptance. Albee

date
sign PLUMBING

date
sign MECHANICAL

31 Aug 17 4 FSD's in corridor OK cover pending building approval
8/8/17 - Class works overhead at Bar OK
29 Aug 17 OK to final ISM

date
sign FIRE

7/28/17 Fire sprinkler TROUGH - Approved, OK to cover (AP)
8/24/17 Fire sprinkler FINAL - Approved (AP)
8-30-17 1st floor fire alarm system approved - AP

date
sign INFRASTRUCTURE

date
sign C6 & EROSION CONTROL/ BLIGHT & DUST/ CONSTRUCTION HOURS & NOISE/ PARKING & TRAFFIC CONTROL/ CREEK & TREE PROTECTION

date
sign GRADING



CITY OF OAKLAND

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PERMIT RECORD CARD

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California Building, Residential, Electrical, Plumbing, Mechanical, Energy and Green Building Codes

Oakland Building, Planning Sustainability, Fire and Municipal Codes

Address:	2433 COOLIDGE AVE, BLDG# B, Oakland, CA 94601	Suite:	B	APN:	027 084100109
Description:	T.I. for charter school, Bldg B: remove partition walls for existing educational facility. No exterior work.			Issued:	06/28/2017
				Building Use:	Classroom < Grade 13
				Occupancy:	E Education
				Type:	VB - Combustible Constructio
Owner:	Christian Evangelical Churches Of America Inc			Stories:	1
Contractor:				# units:	0
				Sprinkler:	Yes
Permits:	B1700704				
Allocated Inspections	3				

SPECIAL INSPECTION LIST (checked items are required)

Reinforced Concrete, Gunite, Grout & Mortar:				Structural Wood						
CONCRETE	GUNIT	GROUT	MORTAR	Aggregate Test		Shear Wall Nailing		Structural Observations		
				Reinforcing Test		Eng. Lumber Insp.		Sample and Test Components		
				Mix Designs		Structural Steel/Welding				
				Reinforcing Place		Sample and Test (list specific numbers below)				
				Batch Plant Insp.		Shop Material Identification				
				Cast Samples		Welding Inspection	SHOP	FIELD		
				Compression Tests		Ultrasonic Inspection				
				Anchors		High-Strength Bolting				
				Test Panels		A325	A490	N	X	F
				Precast/Pre-stressed Concrete:				Metal Deck Welding Inspection		
PILES	POST-TENSION	PRE-TENSION	CLADDING	Aggregate Test		Reinforcing Steel Welding Insp		Unit Weights		
				Reinforcement Test		Metal Stud Welding Inspection		Placement Insp		
				Placement Insp.		Concrete Inset Welding Inspection		Sample & Test		
				Tendon Test		Structural Masonry				
				Mix Designs		Special Inspection Stresses Used				
				Reinforcement Place		Preliminary Acceptance (masonry units, wall prisms)				
				Insert Placement		Subsequent Tests (mortar, grout, field wall prisms)				
PIERS	POST-TENSION	PRE-TENSION	CLADDING	Concrete Batching		Placement Inspection of Units				
				Concrete Placement		Fireproofing				
				Installation Insp.		Placement Inspection		Thickness Test		
				Cast Samples		Density Tests		Inspection Batching		
				Compression Test		Mastic & Intumescent Coatings				
Green Building Cert.			C&D Tracking							
HERS Verification			Site Drainage							
PSL (sewer lateral Cert)			Grading			Seismic Force Resistive System		Special Case		

Additional Instructions/Inspections Required:

INSPECTOR NOTES

date
sign BUILDING

7-26-17 FINAL OK. BUILDING IS MODULAR CONSTRUCTION WITHOUT SPRINKLERS. SCOPE IS REMOVAL OF PARTITION WALLS ONLY

date
sign ZONING

INSPECTOR NOTES
ONLY

date
sign ELECTRICAL

date
sign PLUMBING

date
sign MECHANICAL

date
sign FIRE

date
sign INFRASTRUCTURE

date
sign C6 & EROSION CONTROL/ BLIGHT & DUST/ CONSTRUCTION HOURS & NOISE/ PARKING & TRAFFIC CONTROL/ CREEK & TREE PROTECTION

date
sign GRADING

Don't want to see Promotional Offers? Upgrade Now

Project Communication Center

<p>SHARE THIS DOCUMENT</p> <p>go paperless, share plan online</p>	<p>EXPORT TO EXCEL</p> <p>export project data to excel</p>	<p>PDF VERSION</p> <p>convert plan to PDF document</p>	<p>PRINT TO LEED FORMS</p> <p>auto-populate LEED forms</p>	<p>CARBON FOOTPRINT</p> <p>see this project's carbon footprint</p>
--	---	---	---	---

Project: AMPS Tenant Improvement GH361-951-7460

Information Statistics Hauling Materials Facilities & Tickets Bid Sheet By Permit Files Messages & History

Messages - messages sent and received

Urgent Message

Type a message to Oakland. Recipient will be notified when message is sent.

*

Send Message

- From: Elvedin Pandzic** **06/09/17**
Message: Hello my name is Elvedin and I am checking to see when will this plan be approved since owner is in a rush to get permit and start the work please let me know.
- From: Oakland** **06/12/17**
Message: Thanks for the plan. The scope of work, in my estimation, will generate more debris than you have indicated here, removing an office, cabinets and building new walls. Please revise and be sure to segregate the materials to get over the 65 ...
- From: Elvedin Pandzic** **06/13/17**
Message: Hello, we have around 100 linear feet of wall with drywall on each side and 3800 square feet of glue down carpet to be removed, this should all fit on one 1.5 load of a 4 yard dump trailer, also at portable we are removing 70 linear feet of ...
- From: Oakland** **06/14/17**
Message: Thanks for the plan. The used carpet is not recyclable. Please segregate that material along with the lumber and resubmit. Patrick
- From: Elvedin Pandzic** **06/20/17**
Message: Good Morning Patrick, I am just checking to see how is waste plan coming up and do you have additional comments, owner is hoping to pick up permit this week if possible. Thanks Elvedin
- From: Elvedin Pandzic** **08/30/17**
Message: When can we have this finalized because we are done with work and need to finalize the building permit with building department. Please let me know.

Project Notes - confidential notes and remarks, only viewable by yourself

Add Note

Project History

- **Plan Status:** Completed
- **Permit Number:** B1700703
B1700703 - Tenant Improvement - 05/25/17
- B1700704 - Tenant Improvement - 06/14/17
- **Date Start:** 07/01/17
- **Date Submitted for Approval:** 06/14/17 21:18:54
- **Created and/or Submitted by:** Elvedin Pandzic , Contractor
- **Date Approved:** 06/24/17 02:56:19
- **Approved by:** Patrick Hayes , Recycling Specialist
- **Date Submitted for Final:** 08/09/17 17:34:38
- **Submitted by:** Elvedin Pandzic , PM
- **Date of Final Approval:** 09/01/17 00:01:29
- **Approved by:** Patrick Hayes , Recycling Specialist

Project Actions




Note

- Contractor has read and agreed to this Jurisdiction's Terms and Conditions on 05/26/17 [Read More](#)
- Rejected by phayes@oaklandnet.com on 06/12/17

Contractor has read and agreed to this Jurisdiction's Terms and Conditions on 06/12/17 [Read More](#)

Information Statistics Hauling Materials Facilities & Tickets Messages & History Ticket Upload Recipients

Note

4. After your message and first rejection I have checked plans we are removing 100 feet of wall with one layer of drywall that is 1.5 load of a 4 yard trailer, 3800 square feet of glue down carpet it is less than .5 of a load and at portable we are removing 70 feet of wall with takable panels it would not be a full load, so I have increased generation of demo material to 12 yards, I do not see more disposal there but I can assure you that what ever is generated on site it will be disposed as C&D at maximum content. by bids@bbroscon.com on 06/13/17
5. Rejected by phayes@oaklandnet.com on 06/14/17
6.  Contractor has read and agreed to this Jurisdiction's Terms and Conditions on 06/14/17 [Read More](#)
7. Carpet removed from recycle list, hope this is it. by bids@bbroscon.com on 06/14/17
8. No comments. by bids@bbroscon.com on 08/09/17
9.  **ACCELA Workflow** - Verified by phayes@oaklandnet.com on 08/31/17
10.  **Special Inspection Hold & General Hold** - Verified by phayes@oaklandnet.com on 08/31/17



Final to be submitted by charter office

Pre-Opening Site Walkthrough Checklist

This tool is intended to be used by the Office of Charter Schools and charter schools who are moving into a facility for the first time, to ensure that the facility is appropriate for the educational program of the school and the health and safety of the students.

- It is the expectation of the Office of Charter Schools to conduct a pre-opening site walk-through within two weeks prior to the first day of school.
- Any issues or concerns which surface during the course of the walkthrough that require official notice to the school, will receive a separate letter from the Office of Charter Schools to that affect.
- Otherwise, information noted in this document is intended to provide guidance and support to schools prior to opening.

School Name: OCHS Contact: Sam Pasarow
 Location: 2430 and 2433 Coolidge Ave, Oakland CA 94601
 Date of Walkthrough: 8/9/17
 Participants: Sam Pasarow, Keivan Abidi, Pete Cordero, Silke Bradford, Leslie Jimenez

<i>General Considerations</i>		<i>Comments</i>
Facilities are sufficient to accommodate estimated student enrollment and to carry out the curricular and instruction program envisioned in the charter.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Site has adequate space for the support services the school intends to provide to its students (i.e. nurse, counselors, tutors, after-school programs, etc.).	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Facilities include cafeteria or other suitable space for students to eat meals.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Building placement is compatible (i.e. music room is not next to library).	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Facilities are generally conducive to a learning environment.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	



OFFICE OF CHARTER SCHOOLS

General Considerations		Comments
Site is away from freeways, railways, flight patterns, excessive noise, obnoxious odors, toxic conditions, electromagnetic fields, earthquake faults, flood zones.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Site has good access and dispersal roads.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Site has separate bus loading, parking areas, and parent drop off areas.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Facilities operation permits and certificates, including evidence of inspection by a structural engineer, fire marshal and occupancy certificates, zoning variances, building permits, etc. have been secured.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Facilities are sufficient to accommodate the administrative and business functions, including the storage of student and other records, reports, and documents.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Facilities meet requirements of the Americans with Disabilities Act, including (1) accessible routes from outside the school to the entry and from the school entry to all other buildings, and (2) stairs, ramps, toilets and signage that meet accessibility standards. *	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<i>* Likely to be met as a result of CO issuance</i>
Site and facilities are situated to minimize student contact with adults who do not have appropriate clearances as required by <i>Education Code Section 44237</i> .	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Relocatable facilities are single story and meet local seismic safety requirements.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Site has appropriate security (i.e. fencing, adequate lighting, alarms, etc.).	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Facilities are clean, sanitary, and free from conditions that would create a fire, or other hazard.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Building Exterior		Comments
Facilities are generally free of chipped paint, cracked floors, uneven surfaces, mold and evidence of leaks.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	



Building Exterior		Comments
Sidewalks, driveways, and outdoor play areas are relatively free of cracks and uneven surfaces, and are good repair.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Perimeter fences are installed as necessary and are in good repair.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Graffiti or other signs of vandalism to the building are absent.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
School exterior needs minimal cosmetic repairs, painting, or additional lighting.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Windows and doors are intact and in good repair.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Exterior stairs or handrails are in good repair.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Exits to buildings are free of obstructions.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Signage is adequate for traffic flow and for directions to school offices.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Plan to add more signage in higher traffic areas
Trees and vegetation provide a clear view of the school; places to hide or to gain authorized access to the building are minimized.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
School site is substantially free of litter and clutter.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Interior Entrances, Corridors, and Stairs		Comments
Heating and ventilation systems are adequate for the size of the building and numbers of students. *	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<i>* Likely to be met as a result of CO issuance</i>
Electrical system has no major code violations. *	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<i>* Likely to be met as a result of CO issuance</i>
Fire alarm system meets applicable local life safety codes; appropriate fire extinguishers exist in the building(s) and inspections are up to date. *	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<i>* Likely to be met as a result of CO issuance</i>
Restrooms are conveniently located and accessible to students; toilets are clean and operable.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Bracing of overhead light fixtures, heating and air conditioning vents, etc. comply with local ordinances. *	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<i>* Likely to be met as a result of CO issuance</i>



Interior Entrances, Corridors, and Stairs		Comments
Lighting, including night time lighting, is sufficient for the educational activities being conducted at the site.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Floors, walls, and ceilings are clean; ceiling tiles are all intact.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Halls and stairs are adequately lighted.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Exit doors, including emergency exits, are free of clutter and readily accessible; doors are secure to prevent intruders into the building.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Interior is free of other hazards that could endanger student safety.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Classrooms		Comments
Classroom size and layout are related to functions that will be performed in them (i.e. science and computer laboratories, special education, locker rooms, gyms, etc.).	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Desks, tables, and chairs are in good repair.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Space is provided to secure computers and other expensive electronic devices.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Bookcases, racks, fixtures, etc. are adequately anchored to adjacent structures.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Gas, electrical, and water outlets and appliances are in good repair.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Classrooms have adequate lighting.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Classrooms are visible to teachers at all times; classroom layout is conducive to quick evacuation.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Additional Comments

Formerly was occupied by Lighthouse Charter Elementary in the 2016-17 year and Patten college prior to that.