

Board Office Use: Legislative File Info.	
File ID Number	12-0719
Committee	Facilities
Introduction Date	3-28-2012
Enactment Number	12-0982
Enactment Date	3-29-12 <i>KS</i>



OAKLAND UNIFIED
SCHOOL DISTRICT

Memo

To Board of Education

From Tony Smith, Ed.D., Superintendent
Timothy White, Assistant Superintendent, Facilities Planning and Management

Board Meeting Date March 28, 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.

File ID	Vendor Name	\$	Funding Source	Type	Site	Period	City
12-0705	911 Restorations	\$2,541.27	Measure A	P.O. Increase	Claremont Landscaping	6-28-11 thru 8-27-11	Richmond
12-0706	Associate Comfort Systems	\$13,900.00	Fund 35	P.O.	Skyline HS	12-12-11 thru 1-24-12	San Leandro
12-0707	Associate Comfort Systems	\$11,700.00	Fund 35	P.O.	MLK Jr. MS	11-28-11 thru 12-28- 12	San Leandro
12-0708	Bay City Mechanical	\$1,051.57	Measure B	P.O.	Chabot ES	2-27-12 thru 12-31-12	Richmond
12-0709	Best In the West Construction Cleanup	\$2,200.00	Measure B	P.O.	Elmhurst Mod	1-16-12 thru 6-30-12	Hayward
12-0710	California Business Systems	\$1,945.00	Measure A	P.O.	Facilities	1-3-12 thru 1-13-14	Oakland
12-0713	CDW-G	\$1,959.83	Measure B	P.O.	Urban Promise	3-1-12 thru 5-1-12	Verono Hills, IL
12-0714	Clearwire	\$1,285.00	Measure B	P.O.	Madison Health Centger	2-13-12 thru 12-31-12	San Jose
12-0715	Diablo Boiler	\$2,327.39	Measure B	P.O.	Chabot New Classroom	1-30-12 thru 12-31-12	Antioch
12-0717	Elation Systems	\$1,380.00	Measure B	P.O. Increase	Labor Compliance	6-30-11 thru 7-1-12	Oakland
12-0718	Eric Young	\$450.00	Measure A	P.O.	Elmhurst	3-2-12 thru 3-2-12	Oakland
12-0716	IVS Computer Technology	\$8,375.33	Measure A	P.O.	Claremont Landscaping	12-19-11 thru 12-30- 11	Bakersfield
✓ 12-0719	JDH Corrosin Consultants, Inc.	\$5,750.00	Measure B	P.O.	Montclair New Classroom	12-21-11 thru 5-1-12	Concord
12-0720	Leo's Professional Audio, Inc.	\$19,143.40	Measure B	P.O.	Highland ES	4-1-12 thru 8-15-12	Oakland
12-0721	Macy Movers, Inc.	\$5,610.00	Measure B	P.O.	Lowell Mod	3-1-11 thru 3-30-11	Oakland



OAKLAND UNIFIED SCHOOL DISTRICT

121-0724	Maxut	\$2,042.25	Measure A	P.O.	Facilities	2-7-12 thru 2-16-12	Oakland
12-0726	North American Fence & Railing	\$425.00	Developer Fees	P.O.	Garfield Portable	10-15-2011 thru 2-29-12	Oakland
12-0727	PG&E Integrated Processing Center	\$5,000.00	Fund 35	P.O.	Facilities	1-4-12 thru 2-4-12	San Francisco
12-0728	PG&E Integrated Processing Center	\$150,000.00	Fund 35	P.O.	Facilities	12-15-11 thru 2-15-12	San Francisco
12-0729	Reed Brothers	\$348.86	Measure B	P.O.	Lowell Mod	2-14-12 thru 2-14-12	Oakland
12-0730	Safeplay by Design, Inc.	\$1,600.00	Measure B	P.O.	Laurel CDC	5-1-12 thru 12-31-13	Elk Grove
12-0731	Safeplay by Design, Inc.	\$900.00	Measure B	P.O.	Stonehurst CDC	5-1-12 thru 8-1-13	Elk Grove
1209732	Snader Associates	\$25,000.00	Fund 35	P.O.	La Escuelita	3-1-12 thru 12-31-12	San Rafael
11-3023	Southwest Interiors	\$45,000.00	Measure B	P.O.	Montera Mod	8-25-11 thru 8-25-12	Auburn
12-0733	SunEnergy	\$6,402.63	Fund 35	P.O.	Chabot Caldecott Tunnel Grant	2-13-12 thru 12-31-12	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 implementation of the Facilities Master Plan is our first step in that direction.

Fiscal Impact:

Various

Recommendation:

The Board of Education is requested to approve the Facilities Planning and Management contracts and Purchase Order for the OUSD school sites.

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

DATE SUBMITTED 12/5/2011
 SUBMITTED BY: John Esposito

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: 2011-2012
 P.O. Under \$50K: _____
 Date Processed: 12-21-2011
 To: MB 12/5/11 To DR: _____

[Signature] Timothy E. White, Asst. Superintendent, Date _____
[Signature] Tadashi Nakadegawa, Facilities Director, Date 12/21/11

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:	Montclair New Classroom Building New Classroom Portables	Project No:	07050 <u>1439901811-6170</u>
Vendor Name:	JDH Corrosin Consultants, Inc.	Vendor Contact:	Mohammed Ali., P.E.
Vendor Phone Number:	(925) 927-6630	Vendor Mailing Address:	1100 Willow Pass Court Concord, CA 94520
Agreement Start and Stop Dates:	Start: 12/21/2011 Stop: 5/1/2012	Amounts:	Current Contract Amount: Not to Exceed Amount: \$5,750.00 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
Certificate of Insurance Attached	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Date provided:	_____

LEGISLATIVE FILE
 File ID No. 12-0719
 Introduction Date 3-28-2012
 Enactment No. 12-0982
 Enactment Date 3-29-12 d2

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 - Gould Evans Baum Thornley
 - 5) Liquidated damages per day - \$
 - 6) Performance Bonds Attached
 - 7) Payment Bonds Attached
- (Sections 6 and 7 to be completed by Contract Administration department)

Scope of Work: *(Needed to prepare Executive Summary)* Please attach separately along with Vendor's proposal.
 Testing corrosivity of the site soil.

What will be done if tested? OK
What if not? exp/2m consequences for site?

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
 Recommended by the projects civil engineer based on the geotech's report that some of the soils tested were "moderately corrosive to ductile iron."

Revised 8/17/2004
[Signature] Jody London, President, Board of Education
[Signature] Edgar Rakestraw, Jr., Secretary, Board of Education

RECEIVED
12-21-2011

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

Funding Source: _____

Budget Number: _____

SECTION IV. L/LS/LSRBE - RATIONAL FOR NON COMPLIANCE CHECK LIST

1.)	<p>Specialty Service: This contractor provides a unique / specialty service that is currently not available from a certified L/S/SLRBE. Government Code § 53060 / school districts may contract without bidding for, "special services and advice in financial, economic, accounting, . . . legal, or administrative matters if such persons are specially trained and experienced and competent to perform the special services required."</p>	✓
2.)	<p>District Discretion under L/SL/SLRBE due to lack of certified firms at time of bid: If at least three L/SL/SLRBEs are not certified, then the requirement may, subject to the discretion of the District, be waived, or the 20% requirement may be re-set from 19 % to 0%, depending on the particular circumstances at time of bid.</p>	
3.)	<p>Futility: It would be futile to require that the contract be subjected to the L/SL/SLRBE due to (circle one) COST / TIME CONSTRAINTS / NO CERTIFIED BIDDERS. California law provides that "[w]here competitive proposals work an incongruity and are unavailing as affecting the final result or where they do not produce any advantage...the statute requiring competitive bidding does not apply." (Hiller v. City of Los Angeles (1961) 197 Cal. App. 2d 685, 694.)</p>	
4.)	<p>Field Test / (1) In order that a field test or experiment may be made to determine the product's suitability for future use. PUBLIC CONTRACT CODE SECTION 3400-3410</p>	
5.)	<p>Product Match/(2) In order to match other products in use on a particular public improvement either completed or in the course of completion. PUBLIC CONTRACT CODE SECTION 3400-3410</p>	
6.)	<p>Sole Source / (3) In order to obtain a necessary item that is only available from one source. PUBLIC CONTRACT CODE SECTION 3400-3410</p>	
7.)	<p>Emergency Repair / (4) (A) In order to respond to an emergency declared by a local agency, but only if the declaration is approved by a four-fifths vote of the governing board of the local agency issuing the invitation for bid or request for proposals. PUBLIC CONTRACT CODE SECTION 3400-3410 / See also: Public Contract Code Section 1102. "Emergency," as used in this code, means a sudden, unexpected occurrence that poses a clear and imminent danger, requiring immediate action to prevent or mitigate the loss or impairment of life, health, property, or essential public services.</p>	

November 21, 2011

Oakland Unified School District
955 High Street
Oakland, CA 94601

Attention: John Esposito
Senior Project Manager

Subject: Proposal for Corrosion Engineering Services
Underground Domestic Water and Fire Water Piping Systems
Montclair Elementary School, Oakland, California.

Dear John,

Pursuant to your request, **JDH Corrosion Consultants, Inc.** is pleased to provide this proposal to evaluate the potential for corrosion on the underground domestic water and fire water pipelines for the above referenced project and to provide corrosion control design documents as warranted. Our firm has performed these same types of services for numerous residential and commercial project sites throughout the Bay Area and Northern California and thus wishes to assure you that we have the experience necessary to perform the services described herein in a timely and professional manner.

Scope of Services

TASK A – Site Soil Corrosivity Evaluation

1. **On-Site Inspection**
Measure in-situ soil resistivities at selected locations throughout the project site using the Wenner 4-pin technique. In-situ soil resistivities will be measured to a depth of 15 feet and Barnes Layer calculations will be utilized to determine the variation of resistivity versus soil depth.
2. **Corrosivity Evaluation**
Evaluate the results of the in-situ soil resistivities and determine the corrosivity of the soils at the site to the proposed underground utilities and associated appurtenances.
3. **Engineering Report**
An engineering report will be prepared which will provide a summary of the field data collected and an analysis of this data. The potential for corrosion on the underground utilities will be determined based on the analysis and recommendations for the long-term prevention of corrosion will be included. All fieldwork and recommendations will be in compliance with **NACE (National Association of Corrosion Engineers)** and *Local Water District Corrosion Control Standards*.

TASK B – Corrosion Control Design Services

1. Detailed Design
Prepare detailed installation drawings and technical specifications for a corrosion control system for the subject underground metallic utilities. All drawings and specifications shall be suitable for bidding purposes. Design drawings and specifications will be prepared in accordance with the project standards. All cathodic protection designs will be in accordance with *NACE Standard SP0169-07*

Design details will be prepared in Auto Cad Release 2010 format on project title block and can be electronically transmitted for inclusion into the project plans. Specs will be prepared in Word format and e-mailed as well.

TASK C – System Checkout & Certification

1. Perform a system checkout following installation and prepare a checkout report that contains the base line potentials for the subject buried water mains and fittings (i.e. "On" and "Off" potential measurements).
2. Provide a checkout report and Letter of Certification following the final system checkout certifying that the subject corrosion control systems have been designed and installed in accordance with *NACE* and *Local Water District Corrosion Control Standards*. This letter will be signed and stamped by a licensed Corrosion Engineer.

Fees, Terms and Conditions

JDH Corrosion Consultants, Inc. will be pleased to provide the above-described corrosion engineering services for the following Not-to-Exceed fees:

<i>Task A – Site Corrosivity Evaluation</i>	<i>\$1,500</i>
<i>Task B – Corrosion Control Design Services</i>	<i>\$2,500</i>
<i>Task C - Technical Assistance & System Checkout</i>	<i>\$1,750</i>

* These fees include all engineering, laboratory and support services necessary to complete the work. Charges will accrue in accordance with our standard fee schedule attached. Invoices will be submitted for work performed on a monthly basis. All invoices are due and payable within 30 days of receipt.

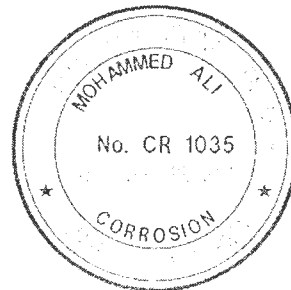
Schedule

We can begin work on this project immediately upon receipt of a notice-to-proceed.

We thank you for the opportunity to provide you with this proposal and look forward being of service to **Gould Oakland Unified School District** on this important project. If you have any questions concerning this proposal or if we can be of any additional assistance, please feel free to contact us at (925) 927-6630.

Respectfully submitted,

Mohammed Ali., P.E.
JDH CORROSION CONSULTANTS, INC.
Principal



John Esposito <john.esposito@ousd.k12.ca.us>
To: John Springer <John.Springer@gouldevans.com>

Fri, Nov 18, 2011 at 3:43 PM

Hi John, Have it addressed to me and include in the proposal with an explanation why it is required.
thanks, John

[Quoted text hidden]

--

John Esposito
Senior Project Manager
Oakland Unified School District
955 High Street
Oakland, CA 94601
(510) 535-7049 (work)
(510) 388-4896 (cell)
(510) 535-7042 (fax)
john.esposito@consultant.ousd.k12.ca.us

John Springer <John.Springer@gouldevans.com>
To: John Esposito <john.esposito@ousd.k12.ca.us>

Wed, Nov 23, 2011 at 3:18 PM

Cc: Aaron Thornton <Aaron.Thornton@gouldevans.com>, Bob Baum <Bob.Baum@gouldevans.com>

John.

Attached find the corrosion engineering services proposal for the Montclair project.

These services have been recommended by BKF civil engineers per notes in the geotech report that some of the native soils tested were "moderately corrosive to ductile iron". This service will determine whether any mitigation regarding same should be addressed during construction.

Best regards,

John Springer

Associate

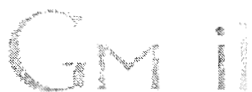
Gould Evans | Baum Thornley

95 Brady Street

San Francisco, CA 94103

415-503-1411 ext.1131 direct

415-503-1471 fax



John Esposito <john.esposito@ousd.k12.ca.us>

2011.11.18 Corrosion Engineering Proposal-draft

3 messages

John Springer <John.Springer@gouldevans.com>

Fri, Nov 18, 2011 at 11:42 AM

To: "John.Esposito@consultant.ousd.k12.ca.us" <John.Esposito@consultant.ousd.k12.ca.us>

Cc: Aaron Thornton <Aaron.Thornton@gouldevans.com>

John.

Attached find a corrosion engineering proposal for your review. If the district wants to go ahead with this, we'll have them revise the proposal to be contracted with the district, and you can let us know to whom the proposal should be addressed so we can pass that on.

Best regards,

John Springer

Associate

Gould Evans | Baum Thornley

95 Brady Street


San Francisco, CA 94103

415-503-1411 ext.1131 direct

415-503-1471 fax

john.springer@gouldevans.com

www.GEBTarchitects.com

 Corrosion engineering proposal-draft.pdf
58K