


Board Office Use: Legislative File Info.	
File ID Number	11-3024
Committee	Facilities
Introduction Date	12-6-2011
Enactment Number	11-2531
Enactment Date	12-14-11 B



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 December 14, 2011

Subject Division of Facilities Planning and Management P.O. 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
11-3006	911 Restoration	\$41,725.89	GO Bond-Measure A	P.O.	Claremont Landscaping	6-28-2011 thru 8-27-2011	Richmond
11-3007	ABC School Equipment	\$355.00	GO Bond-Measure B	P.O.	Jefferson New Building	9-16-2011	Corona
11-3008	Alarcon Bohm	\$7,949.13	Special Reserve Fund	P.O.	Claremont HVAC Replacement	9-27-2011	Oakland
11-3009	Alcal Specialty Contracting, Inc.	\$1,925.00	GO Bond-Measure B	P.O.	Madison Modernization (HVAC)	9-15-2011 thru 12-31-2011	Fremont
11-3010	AON	\$3,500.00	Special Reserve Fund	P.O.	La Escuelita Educational Complex	9-26-2011 thru 10-26-2011	Concord
11-3011	BT Mancini	\$881.00	Go Bond-Measure B	P.O.	Oakland HS Mod	12-1-2011 thru 3-30-2011	Milpitas
11-3012	Campus Security Solutions	\$4,921.08	GO Bond-Measure B	P.O.	Prescott ES Mod	10-21-2011 thru 12-31-2011	Campbell
11-3013	Chussy International	\$370.00	GO Bond-Measure A	P.O.	Division of Facilities, Planning and Management	9-21-2011 thru 9-21-2011	Oakland
11-3014	Energy Systems	\$1,950.00	Country School Facilities	P.O.	Downtown Educational Complex Relocation	9-30-2011 thru 9-30-2012	Stockton
11-3015	Graybar	\$2,958.66	GO Bond-Measure B	P.O.	Frick Wellness Center	9-26-2011 thru 9-30-2011	Dublin
11-3016	Janakes Electric Inc.	\$5,200.00	Special Reserve Fund	P.O.	Claremont HVAC Replacement	8-25-2011 thru 9-1-2011	Redwood City
11-3017	Kam Yan and	\$4,500.00	County School	P.O.	Carter	9-1-2011	Oakland



**OAKLAND UNIFIED
SCHOOL DISTRICT**

	Associates		Facilities Fund		Baseball Scoreboard	thru 6-30- 2012	
11-3018	KW Engineering	\$32,720.00	GO Bond-Measure B	P.O.	Division of Facilities, Planning and Management	12-1-2011 thru 3-30- 2012	Oakland
11-3019	Noodle, Inc.	\$1,819.00	GO Bond-Measure B	P.O.	Oakland HS Health	8-12-2010 thru 8-31- 2011	Oakland
11-3020	North American Fence & Supply, Inc.	\$9,461.00	GO Bond-Measure B	P.O.	Havenscourt Interim Dining	8-30-2011 thru 12-31- 2011	Oakland
11-3021	Polk Communications	\$2,775.00	GO Bond-Measure A	P.O.	Claremont MS Landscaping	8-21-2011 thru 11-30- 2011	Oakland
11-3022	ServeSmart	\$3,275.00	GO Bond-Measure B	P.O.	Oakland HS Mod	10-1-2011 thru 10-31- 2011	El Cajon
11-3024	Sterling Environmental Corp.	\$21,160.00	Special Reserve Fund	P.O.	Claremont HVAC Replacement	7-15-2011 thru 7-22- 2011	Oakland
11-3026	Tot Turf	\$32,000.00	Special Reserve Fund	P.O.	Melrose Play Structure Repair	9-15-2011 thru 12-31- 2011	Oakland
11-3027	Tri-Net & McNamara Services Co.	\$8,412.31	GO Bond-Measure B	P.O.	Elmhurst MS Modernization Auditorium	9-29-2011 thru 12-31- 2011	Los Gatos
11-3028	Tri-Net & McNamara Services Co.	\$3,504.92	GO Bond-Measure B	P.O.	Madison MS Health Center	9-19-2011 thru 12-31- 2011	Los Gatos

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 to OUSD school sites.



OAKLAND UNIFIED
SCHOOL DISTRICT

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

I 010765

DATE SUBMITTED: 7/14/2011
SUBMITTED BY: Calvin Ransom

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 Under \$50K:	<input type="checkbox"/>
4.) Amendment to Agreement for Professional Services	<input type="checkbox"/>	8.) Purchase Order	<input type="checkbox"/>

Vendor Number: 2011-2012
Fiscal Year: 2011-2012
Date Processed: 9-27-2011
To: MB 9/27 To DR: _____

Timothy E. White
Asst. Superintendent

Tadashi Nakadegawa
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:	Claremont HVAC Replacement	Project No:	<u>07056 07114 CMR 9/23/11</u>
Vendor Name:	Sterling Environmental Corp	Vendor Contact:	Matthew Jensen
Vendor Phone Number:	(510) 638-2800	Vendor Mailing Address:	10203 E Street Oakland, CA 94603
Agreement Start and Stop Dates:	Start: 7/15/2011 Stop: 7/22/2011	Amounts:	Current Contract Amount: \$0.00 Not to Exceed Amount: \$21,160.00 Revised Contract Amount: \$0.00
Has Work Started?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>If yes give an explanation:</i>	Has Work Been Completed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date:

2019003892-6170

Certificate of Insurance Attached Yes No Date provided: _____

RECEIVED

For Construction Co

1) Number of Bids Received 11-3024
2) Date(s) of Bid Advertisement 12-6-11
3) Date of Bid Opening 11-25-11
4) Name of Architect - B
5) Liquidated damages per day - 0

is following: 9-27-2011
(Attach Bid Documents)
5) Performance Bonds Attached
2) 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.
Provide hazmat containment services to abate rain damaged gypsum board and potential mold located within concealed spaces @ Claremont Middle School so that building dry-out process can be finalized.

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
Flash rain of June 28 damaged interior spaces due to roof removed per scheduled construction. To prevent formation of mold, emergency dry-out process was undertaken which includes removal of wet gypsum board. Existing gypsum board joint compound has asbestos within it which requires removal by qualified hazard material contractor only.

Funding Source: Fund 40

Budget Number: _____
Certified: Edgar Rakestraw, Jr. 12/15/11

Edgar Rakestraw, Jr., Secretary
Board of Education

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

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

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

STERLING

STERLING
ENVIRONMENTAL
CORPORATION

July 14, 2011

Mr. Calvin Ransom
Oakland Unified School District
955 High St.
Oakland, CA.

Reference: Claremont Middle School
5750 College Ave.
Oakland, CA.

Dear Mr. Ransom,

We are pleased to submit our proposal for the lead work to be performed at the above referenced location. The scope of work is based on the information we have received to date and would be as follows:

- Per the provided Arthur Tam & Associates drawing F1.1 dated January 31, 2000

Scope of Work:

- Mobilization
- Setup containment (s)
 - 6-mil polyethylene around window
 - One layer of 6-mil polyethylene will be placed around interior walls and ceilings
 - Once layer of 6-mil polyethylene will be placed on ground
 - Setup 3-stage decon unit(s)
- Removal of identified moisture impacted asbestos drywall per the provide drawing
 - Drywall will be disposed as Non-Haz Waste
 - Insulation will be discarded
- Detail clean contained work areas
- Breakdown of containment / demobilization

Sterling Environmental would provide all labor, material, equipment, waste transportation and disposal services necessary to complete the work as referenced herein. All work would be performed in accordance with current regulations.

PRICE: \$16,700.00

Please add to the above price \$4,460.00 for Saturday work and or 10hr. shifts.

Exclusions and Clarifications

1. The price is based on working regular hours. No overtime premium or shift differential has been included.

2. Sterling Environmental provides the following types of insurance coverage for all of its operations: Workers Compensation & Employers Liability, Automobile Liability, Commercial General & Pollution Liability and Excess Liability. The insurance has a BEST's rating of A+15 and is occurrence form.
3. The price does not include payment and performance bond costs.
4. There are NO provisions in the above price for sanding and or any additional paint prep than what was noted above.
5. Duration of this project will last 3 working days.
6. While on site, we will need power, water supplies and restroom facilities.
7. The building owner will be listed as the generator of the manifested waste streams.
8. The price includes daily personnel air sampling as mandated by Cal OSHA. An independent, third party laboratory will perform sample analysis.
9. The price does not include third party monitoring or clearance air sampling.
10. Access to work areas will need to be provided by others
11. The price does not include city or county building permit fees.
12. Access to work areas are to be provided by others
13. Price is based on prevailing wages
14. Please note that we have 3,300.00 of contingency money for the IT room. Price may vary depending upon level of difficulty to gain access to drywall.
15. The price is based on the work being done with a single site mobilization. If additional mobilizations are required, please add \$900.00 for each additional mob.
16. Please note that if DOP testing is required an additional \$900.00 will need to be added to the above price.
17. Water will be discharged down an appointed SSD. It is to our understanding that no permit fees are necessary for discharging water.
18. The price does not include removal of inaccessible materials or any demolition necessary to access these materials.
19. Per the job site walk-through we have requested that the containments that have been erected by others are to remain. Additional cost will apply if containment has been removed.
20. Finish damage may occur as a result of using staples, tape and glue to seal the plastic containment. Repair of such damage is not included in our price.
21. Payment is due within 30 days of receipt with no retention.

Please do not hesitate to call me if you have any questions. Thank you for contacting Sterling Environmental regarding your abatement needs.

Sincerely,

Matthew Jensen

STERLING ENVIRONMENTAL CORPORATION
Matthew Jensen
Estimator / Project Manager