

|   |            |
|---|------------|
| Board Office Use: <b>Legislative File Info.</b> |            |
| File ID Number                                  | 12-2608    |
| Committee                                       | Facilities |
| Introduction Date                               | 10-10-2012 |
| Enactment Number                                | 12-2577    |
| Enactment Date                                  | 10/10/12   |



OAKLAND UNIFIED  
SCHOOL DISTRICT

Memo

To Board of Education

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

Board Meeting Date October 10, 2012

Subject Division of Facilities Planning and Management P.O.'s. Less than \$50,000.00

Action Requested: Ratification by the Board of Education of the attached contracts for the Division of Facilities Planning and Management.

| Name                               | Total       | Fund                 | P.O. | Site                                  | Date                      | City          |
|------------------------------------|-------------|----------------------|------|---------------------------------------|---------------------------|---------------|
| Advanced Voice & Data              | \$4,468.26  | Measure B            | P.O. | Highland New Classroom Building       | 6-28-2012 thru 7-6-2012   | Concord       |
| ALMA Strategies                    | \$14,850.00 | Measure B            | P.O. | Fremont HS                            | 6-1-2012 thru 5-31-2013   | San Francisco |
| Approved Maintenance               | \$800.00    | Developer Fees       | P.O. | La Escuelita Educational Center       | 9-5-2012 thru 12-31-2012  | Oakland       |
| Associates Comfort Systems         | \$9,100.00  | Special Revenue Fund | P.O. | Various Move Management               | 7-1-2012 thru 12-31-2012  | San Leandro   |
| BA Morrison                        | \$2,000.00  | Measure B            | P.O. | Grass Valley ES Portable Installation | 8-20-2012 thru 12-30-2012 | Castro Valley |
| Bayside Pest Control               | \$15,660.00 | Developer Fees       | P.O. | Facilities                            | 7-1-2012 thru 6-20-2013   | El Cerrito    |
| Bobbie's Permit Service            | \$5,563.00  | Measure B            | P.O. | Grass Valley ES Portable Installation | 8-9-2012 thru 10-18-2012  | Coarsegold    |
| California Department of Education | \$8,498.89  | Measure B            | P.O. | Highland New Classroom Building       | 9-13-2012 thru 12-30-2012 | Sacramento    |
| CDW Government                     | \$65,859.19 | Developer Fees       | P.O. | La Escuelita Educational Center       | 8-15-2012 thru 10-15-2012 | Chicago, IL   |
| CDW Government                     | \$67,205.05 | Measure A            | P.O. | La Escuelita Educational Center       | 8-15-2012 thru 10-15-2012 | Chicago, IL   |
| CEL                                | \$6,510.00  | Measure B            | P.O. | Piedmont Portable Installation        | 7-30-2012 thru 9-1-2012   | San Ramon     |



# OAKLAND UNIFIED SCHOOL DISTRICT

|                                 |             |                               |      |                                       |                           |                 |
|---------------------------------|-------------|-------------------------------|------|---------------------------------------|---------------------------|-----------------|
| Clark's Home & Garden, Inc.     | \$1,988.49  | County School Facilities Fund | P.O. | King Estates Seismic Retrofit AB-300  | 8-28-2012 thru 2-28-2013  | Hayward         |
| Comco Sheet Metal Company, Inc. | \$7,013.13  | Special Revenue Reserve       | P.O. | Marshall School                       | 9-12-2012 thru 11-12-12   | Oakland         |
| Commercial Systems              | \$4,388.00  | Measure B                     | P.O. | Urban Promise Multi-Purpose Building  | 5-20-2012 thru 8-1-2012   | San Carlos      |
| Corovan                         | \$74,472.54 | Special Revenue Reserve       | P.O. | Lakeview (School Closure)             | 8-1-2012 thru 6-30-2012   | Poway           |
| Creation Engine, Inc.           | \$869.73    | Measure A                     | P.O. | Facilities                            | 9-11-2012 thru 10-11-2012 | Mountain View   |
| Del Monte Electric Co.          | \$7,500.00  | Measure B                     | P.O. | Montera MS Modernization              | 8-23-2012 thru 12-30-2012 | Dublin          |
| DGC Services                    | \$3,200.00  | Measure B                     | P.O. | Jefferson New Building                | 7-30-2012 thru 11-30-2012 | Dublin          |
| Douglas Parking                 | \$2,650.00  | Special Revenue Fund          | P.O. | Lakeview ES                           | 5-1-2011 thru 6-30-2012   | Oakland         |
| Energy Systems                  | \$768.00    | Developer Fees                | P.O. | La Escuelita Educational Center       | 6-19-2012 thru 8-19-2012  | Stockton        |
| Eric Thomas & Associates        | \$7,900.00  | Measure A                     | P.O. | Facilities                            | 8-15-2012 thru 8-15-2012  | Grand Ledge, MI |
| Eric Young                      | \$375.00    | Measure A                     | P.O. | Facilities                            | 6-27-2012                 | Oakland         |
| Eric Young                      | \$150.00    | Measure A                     | P.O. | Facilities                            | 8-3-2012 thru 8-3-2012    | Oakland         |
| Eric Young                      | \$1,200.00  | Measure A                     | P.O. | Facilities                            | 8-10-2012 thru 8-10-2012  | Oakland         |
| Fire Alarm Security Services    | \$984.00    | Measure B                     | P.O. | Grass Valley ES Portable Installation | 8-27-2012 thru 8-27-2014  | Aptos           |
| First Alarm                     | \$2,480.00  | County School Facilities      | P.O. | La Escuelita Educational Center       | 8-1-2012 thru 10-1-2012   | San Jose        |
| First Alarm                     | \$3,867.00  | Measure B                     | P.O. | La Escuelita Educational Center       | 9-6-2012 thru 11-6-2012   | San Jose        |
| Gary Doupnik Manufacturing      | \$39,000.00 | Measure B                     | P.O. | Lowell Modernization                  | 6-25-2012 thru 7-2-2013   | Loomis          |
| Globe Plumbing Supply Co.       | \$1,871.77  | Developer Fees                | P.O. | La Escuelita Educational Center       | 6-19-2012 thru 8-19-2012  | Oakland         |
| Graham Tree Service, Inc.       | \$12,000.00 | Developer Fees                | P.O. | La Escuelita Educational Center       | 7-5-2012 thru 9-5-2012    | San Leandro     |
| High-Tech Electric              | \$9,093.00  | Developer Fees                | P.O. | La Escuelita Educational Center       | 8-10-2012 thru 9-30-2012  | Clovis          |
| High-Tech Electric              | \$10,350.00 | Country School Facilities     | P.O. | La Escuelita Educational Center       | 9-4-2012 thru 12-31-2012  | Clovis          |





OAKLAND UNIFIED  
SCHOOL DISTRICT

|                                       |             |                      |      |   |                           |               |
|---------------------------------------|-------------|----------------------|------|---|---------------------------|---------------|
| J&R Fence, Inc.                       | \$1,800.00  | Measure B            | P.O. | Grass Valley ES Portable Installation                       | 9-6-2012 thru 12-31-2012  | San Leandro   |
| Larm's Building & Garden Supply, Inc. | \$111.73    | Developer Fees       | P.O. | La Escuelita Educational Center                             | 6-20-2012 thru 8-20-2012  | Oakland       |
| Lee's Signs                           | \$835.20    | Measure B            | P.O. | Madison Football and Multi-Use Field                        | 7-23-2012 thru 9-23-2012  | Oakland       |
| Mobile Modular Management Corp.       | \$1,250.00  | Measure B            | P.O. | Piedmont Portable Installation for Library and Science Room | 7-19-2012 thru 8-1-2012   | Livermore     |
| North American Fence & Railing, Inc.  | \$750.00    | Measure B            | P.O. | Roosevelt MS Modernization                                  | 8-21-2012 thru 6-1-2012   | Oakland       |
| Optus, Inc.                           | \$164.43    | Developer Fees       | P.O. | La Escuelita Educational Center                             | 6-19-2012 thru 8-19-2012  | Jonesboro, AR |
| PG&E                                  | \$1,165.24  | Measure B            | P.O. | Montclair Interim Housing                                   | 8-2-2011 thru 8-1-2012    | Stockton      |
| Ray's Electric                        | \$49,000.00 | Measure B            | P.O. | Piedmont Portable Installation for Library and Science Room | 7-2-2012 thru 12-31-2012  | Oakland       |
| Ray's Mobile Modular Service          | \$2,400.00  | Measure B            | P.O. | Grass Valley ES Portable Installation                       | 8-1-2012 thru 9-30-2012   | Bryon         |
| Redwick Construction                  | \$19,320.00 | Measure B            | P.O. | Sobrante Park Modernization                                 | 8-16-2012 thru 10-15-2012 | Oakland       |
| Redwood Engineering Construction      | \$49,900.00 | Measure B            | P.O. | Grass Valley ES Portable                                    | 6-14-2012 thru 12-30-2012 | Redwood City  |
| Reed Brothers                         | \$675.00    | Developer Fees       | P.O. | Metwest Educational Center                                  | 8-15-2012 thru 10-15-2012 | Oakland       |
| Robles Communications, Inv.           | \$5,037.50  | Special Revenue Fund | P.O. | Melrose Leader Academy                                      | 8-2-2012 thru 10-2-2012   | San Leandro   |
| SGI Construction Mangement            | \$19,999.00 | Developer Fees       | P.O. | Metwest Educational Center                                  | 7-20-2012 thru 9-20-2012  | Pasadena      |
| SJ General Building Maintenance Inc.  | \$2,250.00  | Measure B            | P.O. | Grass Valley ES Portable Installation                       | 8-1-2012 thru 12-1-2012   | San Jose      |
| Summerhill Electric                   | \$4,210.00  | Measure B            | P.O. | Jefferson CDC Fire Alarm Replacement                        | 7-12-2012 thru 1-14-2013  | Oakland       |
| Urban Design Consulting               | \$18,920.00 | Measure B            | P.O. | Sobrante Park Modernization                                 | 8-15-2012 thru 12-31-2012 | Oakland       |
| Urban Design Consulting               | \$15,350.00 | Measure B            | P.O. | Washington Modernization                                    | 8-15-2012 thru 12-31-2012 | Oakland       |



OAKLAND UNIFIED SCHOOL DISTRICT

|  |   |                    |                       |             |   |                                 |                      |
|--|---|--------------------|-----------------------|-------------|---|---------------------------------|----------------------|
|  | <i>Valley Carports</i>                          | <i>\$27,890.00</i> | <b>Measure B</b>      | <i>P.O.</i> | <i>Havenscourt New Cafeteria &amp; Classroom Building</i> | <i>9-10-2012 thru 6-30-2013</i> | <i>Tulare</i>        |
|  | <i>Your all Day Everyday Janitorial Service</i> | <i>\$16,790.00</i> | <b>Developer Fees</b> | <i>P.O.</i> | <i>La Escuelita Educational Center</i>                    | <i>9-4-2012 thru 12-31-2012</i> | <i>San Francisco</i> |

**Discussion:**

Among the key purposes of the District’s Facilities Master Plan is to provide an academic environment for the Oakland community that will give every student, educator, and community member using our facilities the best possible opportunity for learning.

Through implementation of the Facilities Master Plan, the District intends to improve the District’s facilities in terms of structural integrity, safety, reliability of operating (mechanical) systems, access to modern resources, number and type of appropriate laboratories and specialized instruction rooms, opportunities for physical education, and attractiveness, such that the Oakland Public Schools are second to none. Operation of the District schools under the planned approach is intended to ensure safety, cleanliness, and orderliness for all individuals participating in the learning process.

The basic facility needs of students such as proper lighting, functional roofs, noise control and well maintained buildings, not only convey the message that we value our students and teachers but may foster a sense of school pride and community ownership which may improve attitudes towards learning. The implementation of the Facilities Master Plan is our first step in that direction.

**Fiscal Impact:**

Various

**Recommendation:**

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



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

*1058204*

DATE SUBMITTED: 9/6/2012  
SUBMITTED BY: Saya Nhim

REVIEWED BY: \_\_\_\_\_

**SECTION I. TYPE OF AGREEMENT (PLEASE CHECK ONE BOX)**

Bond Program Director

|  |                          |   |                                     |
|--|--------------------------|---|-------------------------------------|
| 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 Awarded Bid 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 checked="" type="checkbox"/> |

Vendor Number: \_\_\_\_\_  
Fiscal Year: 2012-2013  
P.O. Under \$50K: \_\_\_\_\_  
Date Processed: 9-13-2012  
To: MBE To DR: \_\_\_\_\_

*1.5*  
\_\_\_\_\_  
Timothy E. White Date  
Asst. Superintendent

*1/7/12*  
\_\_\_\_\_  
Tadashi Nakadegawa Date  
Facilities Director

**SECTION II. LOCAL BUSINESS PARTICIPATION PERCENTAGE:**

| Local Business | Small Local Business | Small Local Resident Business | Total Percentage |
|----------------|----------------------|-------------------------------|------------------|
| 0.00%          | 0.00%                | 0.00%                         | 0.00%            |

**SECTION III. AGREEMENT INFORMATION:**

|  |   |                                 |  |
|--|---|---------------------------------|--|
| <b>Project Name:</b>                     | La Escuelita Educational Center Phase 1 Increment 2   | <b>Project No:</b>              | 07047-3<br><i>1219901821-6262</i>  |
| <b>Vendor Name:</b>                      | First Alarm   | <b>Vendor Contact:</b>          |  |
| <b>Vendor Phone Number:</b>              | (408) 866-1111  | <b>Vendor Mailing Address:</b>  | 2365 Paragon Dr. Suite E<br>San Jose, CA 95131   |
| <b>Agreement Start and Stop Dates:</b>   | Start: 9/6/2012<br>Stop: 11/6/2012  | <b>Amounts:</b>                 | Current Contract Amount: \$0.00<br>Not to Exceed Amount: <del>-\$1,954.00</del> <i>\$2910</i><br>Revised Contract Amount: <del>-\$1,954.00</del> <i>\$3867</i> |
| <b>Has Work Started?</b>                 | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br><i>If yes give an explanation:</i> | <b>Has Work Been Completed?</b> | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Date: _____   |
| <b>Certificate of Insurance Attached</b> | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                       | <b>Date provided</b>            | _____  |

**For Construction Contracts >\$15,000, please provide or attach the following:**

- Number of Bids Received; List of Bidders and Amounts (Bid Form) (Attach Bid Documents) *12-2608*
- Date(s) of Bid Advertisement *10-10-2012*
- Date of Bid Opening *10-10-2012*
- Name of Architect *12-2577*
- Liquidated damages per day - \$ \_\_\_\_\_
- Performance Bonds Attached *10/10/12*
- Payment Bonds Attached (Sections 6 and 7 to be completed by Contract Administration department)

**Scope of Work:** (Needed to prepare Executive Summary) *10/12/12* Please attach separately along with Vendor's proposal.  
First Alarm will train the OUSD representative on how to program the system. Includes system schedules, doors and parameters.

**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  
First Alarm will not proceed with any work until PO has been approved and received.

Funding Source: Measure B

Budget Number: 9-13-2012

**RECEIVED**

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





# FIRST ALARM

ALARM SYSTEMS  
BURGLARY AND FIRE  
ACCESS CONTROL  
CLOSED CIRCUIT TV

#### CORPORATE OFFICE

1111 ESTATES DRIVE  
APTOS, CA 95003  
(831) 476-1111  
(800) 684-1111  
FAX: (831) 685-6629

#### BRANCH OFFICES

1111 ESTATES DRIVE  
APTOS, CA 95003  
(831) 476-1111  
(831) 728-1111  
FAX: (831) 685-6629

607 CHARLES AVE., SUITE A  
SEASIDE, CA 93955  
(831) 424-1111  
(831) 649-1111  
FAX: (831) 899-7510

2365 PARAGON DR., SUITE E  
SAN JOSE, CA 95131  
(408) 866-1111  
FAX: (408) 615-8290

6355 HUNTER DRIVE, SUITE 7  
ROHNERT PARK, CA 94928  
(707) 542-1111  
FAX: (707) 586-2464

[www.firstalarm.com](http://www.firstalarm.com)

BONDED & LICENSED  
LICENSE # ACO1277  
LICENSE # 430530

U.L. LISTED SERVICES  
#2050 #2477  
#2480 #2661

F.M. APPROVED  
#3003068

## Saya Nhim OUSD Downtown Project (Access Control)

Thank you for this opportunity.

### Deliverable:

8 Hours of labor. Billed in 1 hour increments.

1 hour of labor is billed at \$155.00 per hour.

Labor Total: \$1,240.00

### Access Cards:

Bosch i-Class credential Cards (sold in packs of 50).....\$357.00

Bosch i-Class credential Keyfobs (sold in packs of 50).....\$463.50

Quantity requested by OUSD (<sup>100 of</sup> each ) Total Cost: 714+927 = \$1,641.00

### Software and Modem for Access Control

Software (Required).....\$574.00

Modem (Required).....\$412.00

**Inclusions:** First Alarm will program train the OUSD representative how to program the system. Includes system schedules, doors, and parameters. First Alarm will install the software on the provided computer\*

**Exclusions:** First Alarm will not program in all user cards. \*First Alarm will not be responsible for the ordering, or network set up of the local computer needed for the access control software package (**Local computer will need to have a serial connection**).

First Alarm will not proceed with ANY work until the PO# for the above work/parts is in our office.

Customer Acceptance:

Printed Name \_\_\_\_\_

Signature \_\_\_\_\_

Thank you again for the opportunity to have First Alarm provide services for your school district. Please do not hesitate to call me with any questions.

*Jeremy Ellis* First Alarm (831) 750 0635