

# LEGISLATIVE FILE

File ID No. 14-0714

Introduction Date 4-23-2014


Enactment No. 14-0681

Enactment Date 4/23/14

By [Signature]

OAKLAND UNIFIED SCHOOL DISTRICT  
Office of the Board of Education  
April 23, 2014

To: Board of Education

From: Dr. Gary Yee, Acting Superintendent and Secretary, Board of Education  
By: Vernon Hal, Deputy Superintendent, Business Operations   
Timothy E. White, Associate Superintendent of Facilities Planning & Management, Buildings & Grounds and Custodial Services

Subject: **Authorizing and Approving the New Project Budget, Key Code and Project Number for the Multiple Sites Restrooms Renovation Projects in the amount of \$261,239.00**

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## **ACTION REQUESTED**

Approval by the Board of Education of Resolution No. 1314-1085- Authorizing and approving the New Project Budget, Key Code and Project Number for Multiple Sites Restrooms Renovation Project in the amount of \$261,239.00.

## **BACKGROUND**

In keeping with the Oakland Unified School District's commitment to the improvement and development of its K-12 facilities, the District has embarked on a groundbreaking plan to create a district-wide modernization of the District's schools.

## **STRATEGIC ALIGNMENT**

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**

The funding source for this project budget is Measure J.

**RECOMMENDATION**

Approval by the Board of Education of Resolution No. 1314-1085- Authorizing and approving the New Project Budget, Key Code and Project Number for Multiple Sites Restrooms Renovation Project in the amount of \$261,239.00.

**ATTACHMENTS**

Resolution No. 1314-1085- Authorizing and approving the New Project Budget, Key Code and Project Number for Multiple Sites Restrooms Renovation Project in the amount of \$261,239.00.

Site	Measure	Project Number	Key Code	Project Budget	Total Project Budget
Multiple Sites Restrooms Renovation Project	Measure J	13144	9189905891	\$261,239.00	\$261,239.00

**RESOLUTION OF THE  
BOARD OF EDUCATION  
OF THE OAKLAND UNIFIED SCHOOL DISTRICT**

**RESOLUTION NO. 1314-1085**

**AUTHORIZING AND APPROVING THE PROJECT BUDGET, KEY CODE  
AND PROJECT NUMBER FOR MULTIPLE SITES RESTROOMS  
RENOVATION PROJECTS**

WHEREAS, in keeping with the Oakland Unified School District's commitment to the improvement and development of its K-12 facilities, District staff has prepared the listed New Project Budget, Project Number and Key Code with an attached detailed explanation of the budget component costs; and

WHEREAS, authorization and approval of the projects consisting of seven (7) partial students "DSA Exempt" restrooms renovations, at multiple school sites. Work will include, but not limited to, new toilet accessories, new exhaust fans, ceramic tile wainscot, new terrazzo flooring, re-apply epoxy flooring, replace existing hardware and patch/repaint interiors. Scope of Work includes both, girls and boys restrooms; and

WHEREAS, the following table represents the New Project Budget, Key Code and Project Number for this project, which incorporates all project costs and fees per the attached Board Budget Breakdown to this Resolution, which provides a detailed summary of the costs comprising the Project Budget Increase:

Site	Measure	Project Number	Key Code	Project Budget	Total Project Budget
Multiple Sites Restrooms Renovation Projects	Measure J	13144	9189905891	\$261,239.00	\$261,239.00

**RESOLUTION OF THE  
BOARD OF EDUCATION  
OF THE OAKLAND UNIFIED SCHOOL DISTRICT**

**RESOLUTION NO. 1314-1085**

**AUTHORIZING AND APPROVING THE PROJECT BUDGET, KEY CODE  
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RENOVATION PROJECTS**

Page 2

**NOW, THEREFORE, BE IT RESOLVED**, that the Governing Board hereby approves the New Project Budget, Project Number and Key-Code for the Multiple Sites Restrooms Renovation Projects in the amount stated herein for the purpose listed are hereby approved.

Passed by the following vote:

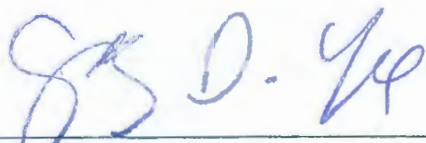
**AYES:** Jody London, Jumoke Hinton Hodge, Anne Washigton, Roseann Torres,  
Christopher Dobbins, Vice President James Harris and President David Kakishiba

**NOES:** None

**ABSTAINED:** None

**ABSENT:** None

I hereby certify that the foregoing is a full, true and correct copy of a Resolution adopted, at a Regular Meeting of the Governing Board of the Oakland Unified School District held on May 14, 2014

  
\_\_\_\_\_  
Dr. Gary Yee  
Acting Superintendent and Secretary, Board  
of Education



OAKLAND UNIFIED SCHOOL DISTRICT  
FACILITIES PLANNING AND MANAGEMENT DEVELOPMENT

**NEW PROJECT AUTHORIZATION FORM**

FORM INITIATION DATE: 3/12/2014

PROJECT NAME: Multiple Sites

PROJECT TYPE: Restrooms Renovation Projects

FUNDING SOURCE: Measure J

PROJECT NUMBER: 13144

SITE NUMBER: Multiple Site Numbers

PROJECT MANAGER: Keith Hoard

**DETAILED PROJECT DESCRIPTION:**

Projects consist of (7) partial students "DSA Exempt" restrooms renovations, at multiple school sites. Work will include, but not limited to, new toilet accessories, new exhaust fans, ceramic tile wainscot, new terrazzo flooring, , re-apply epoxy flooring, replace existing hardware and patch/repaint interiors. Scope of Work includes both, Girls and Boys restrooms.

**INITIAL PROJECT BUDGETS:**

1314-1085

(For Accounting Use Only)		BUDGET		
BUDGET KEY CODE	OBJECT CODE	DESCRIPTION	AMOUNT	
9189905891	6215	A/E Costs	\$	-
	6262	Other Planning Costs	\$	13,000.00
	6235	Inspector	\$	8,162.00
	6271	Main Construction		\$218,181.00
	6299	Contingency	\$	21,896.00

TOTAL INITIAL BUDGET: \$ 261,239.00

**AUTHORIZED SIGNATURES:**

DIRECTOR OF FACILITIES

DATE

ASSISTANT SUPERINTENDENT

DATE

FACILITIES PLANNING & MGMT

**BOARD APPROVAL:**

CONTRACT ADMINISTRATOR

DATE

ACCOUNTING DEPARTMENT

CC CONTRACT ADMINISTRATION  
ACCOUNTING  
SGI CM

FOR SUBMITTAL TO BOARD  
FOR BUDGET LOADING  
FILE

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RECEIVED

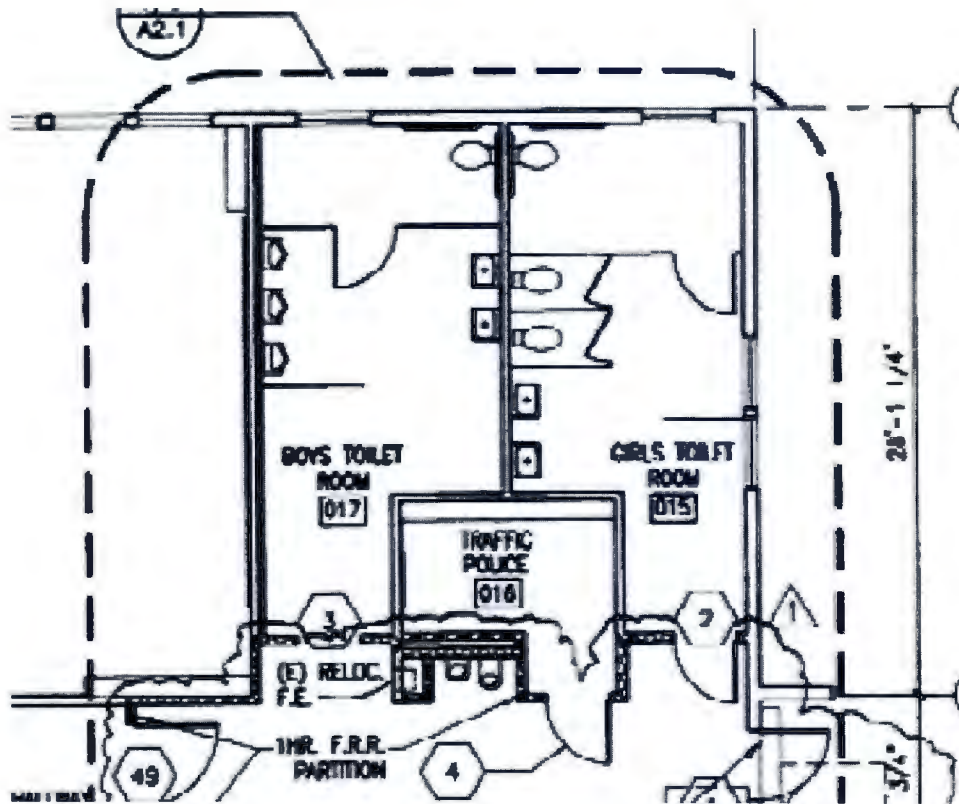
3-24-2014

Group 2- DSA Exempt- "Quick Start" Restroom Renovation Projects										
All Sites fall within DSA project exempt threshold										
No.	School Sites	Girls & Boys Restroom Scope	Location	Construction Cost	Other Planning Costs	IOR	Construction Cost	10% Contingency	Initial Budget	Comment
1	Allendale ES	Remove & reset 2 water closets in girls restroom only. Verify mech fans condition & replace if required in both restrooms. Repaint interiors & remove and replace hardware @ both entry doors	Main Building 1st floor	\$20,089.00	\$2,000.00	\$1,166.00	\$20,089.00	\$2,089.00	\$25,344.00	Asbestos present in areas of work- paint drywall & joint compound
2	Oakland Tech FD/Far West HS	Remove & replace all existing child sizes water closets in boys & girls restrooms . (6) girls & (2) boys water closets	Building "E"	\$29,826.00	\$1,500.00	\$1,166.00	\$29,826.00	\$2,982.00	\$35,474.00	Asbestos present in areas of work- wall tiles/grout around water closets
3	Garfield ES	Remove and replace existing terrazzo flooring in boys restroom only. Slope floor to existing drain. Verify mech fans condition in both restrooms & replace if required. Repaint interiors in both	Main Building 1st floor	\$38,870.00	\$2,000.00	\$1,166.00	\$38,870.00	\$3,887.00	\$45,923.00	Asbestos present in areas of work.-underlayment of flooring & in drywall/taping compound
4	Maxwell Park ES	Remove existing plaster finish, provide backer board & provide ceramic tile wainscot in girls restroom only. Verify mech fans condition in both restrooms & replace if required. Repaint interiors of both	Main Building 1st floor	\$33,674.00	\$2,000.00	\$1,166.00	\$33,674.00	\$3,367.00	\$40,207.00	Asbestos is not detected in areas of work- wall plaster, but detected in floor underlayment
5	McClymonds HS	Remove existing, prep and re-apply epoxy flooring in girls & boys restrooms @ Remove and replace all existing toilet accessories and repaint interiors	Bleacher location	\$27,597.00	\$1,500.00	\$1,166.00	\$27,597.00	\$2,759.00	\$33,022.00	Can't locate reports for this site
6	Piedmont ES	Remove & replace existing terrazzo flooring in boys & girls restrooms. Provide integral cove base Verify mech fans condition & replace if required in both restrooms	Main Building 1st floor	\$36,321.00	\$2,000.00	\$1,166.00	\$36,321.00	\$3,632.00	\$43,119.00	Asbestos present in areas of work.-underlayment of flooring
7	Roosevelt	Remove existing, prep & re-apply epoxy flooring in both restrooms. Verify mech fans condition & replace if required. Remove and replace all existing hardware @ both entry doors and repaint interiors.	Main Building 1st floor	\$31,804.00	\$2,000.00	\$1,166.00	\$31,804.00	\$3,180.00	\$38,150.00	Asbestos present in areas of work.-underlayment of flooring
	Total			\$218,181.00	\$13,000.00	\$8,162.00	\$218,181.00	\$21,896.00	\$261,239.00	

LS - BGC

CS - Custodial





MAIN BUILDING—FIRST FLOOR—BOYS' RESTROOM

MAIN BUILDING—FIRST FLOOR—GIRLS' RESTROOM



OAKLAND UNIFIED  
SCHOOL DISTRICT

**PROJECT NAME:** Allendale Elementary School

**PROJECT TYPE:** Restroom Renovation

**FUNDING SOURCE:**

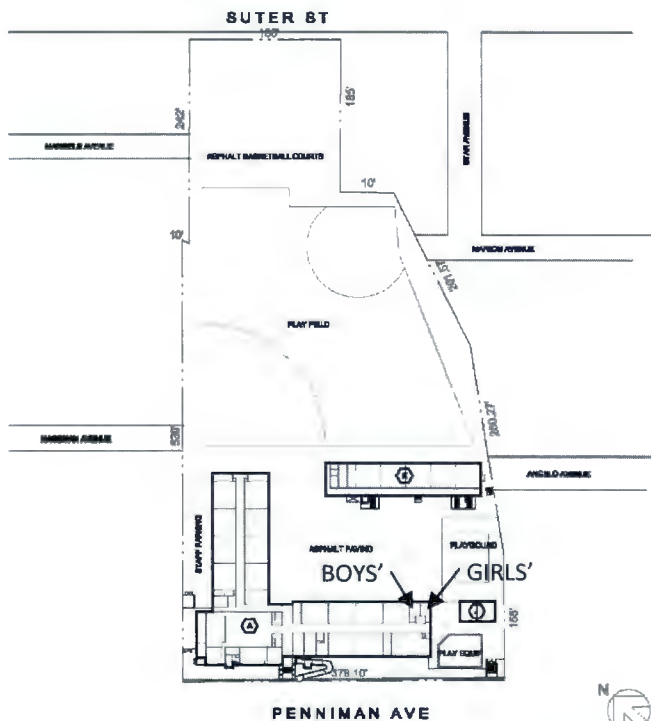
**PROJECT NUMBER:**

**SITE NUMBER:** 101

**PROJECT DESCRIPTION:** Renovate and upgrade existing student restrooms

**INITIAL PROJECT BUDGET:**

- 6215—A/E COSTS: \$0
- 6262—OTHER PLANNING COSTS: \$2,000
- 6235—INSPECTOR: \$1,166
- 6271—MAIN CONSTRUCTION: \$20,089
- 6299—CONTINGENCY: \$2,089
- TOTAL—INITIAL BUDGET: \$25,344

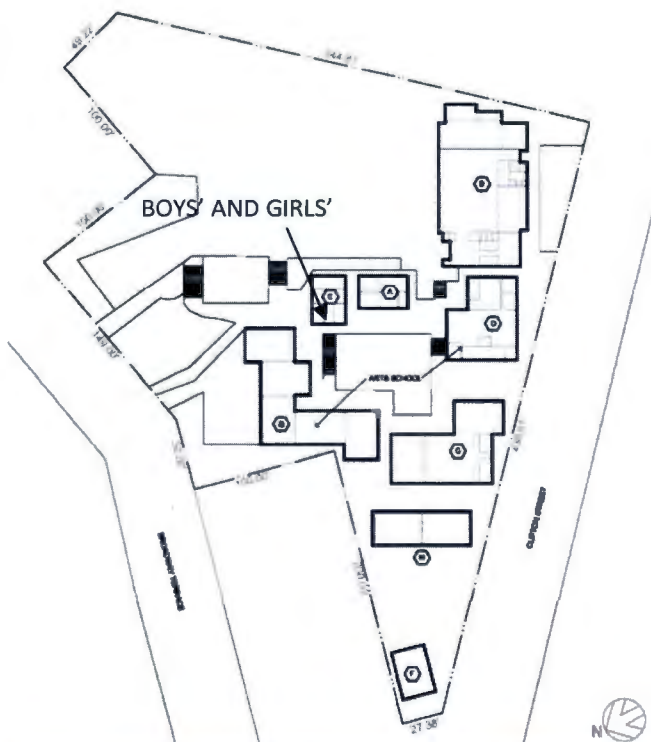


**SITE PLAN**  
101 - ALLENDALE ELEMENTARY SCHOOL  
3570 PENNIMAN AVE, OAKLAND, CA 94618-1118  
Date: 1/15/2014  
Scale: 1"=50'-0"  
1 of 3

GIRLS'

BOYS'

**BUILDING "E" - ( E ) GIRLS' AND ( E ) BOYS' RESTROOMS**



**OAKLAND UNIFIED  
SCHOOL DISTRICT**

**PROJECT NAME:** Oakland Tech

**PROJECT TYPE:** Restroom Renovation

**FUNDING SOURCE:**

**PROJECT NUMBER:**

**SITE NUMBER:** 314

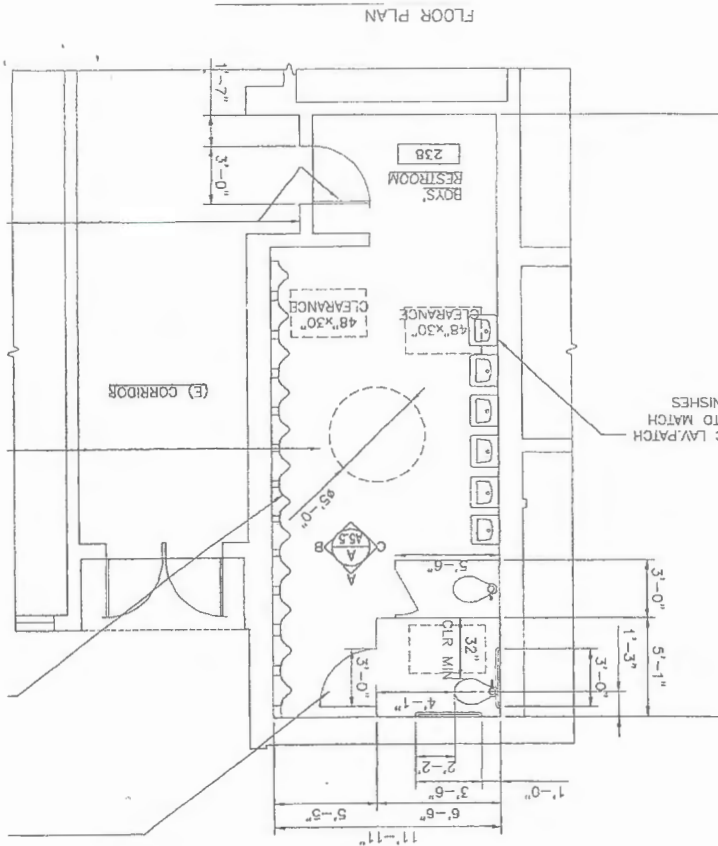
**PROJECT DESCRIPTION:** Renovate and upgrade existing student restrooms

**INITIAL PROJECT BUDGET:**

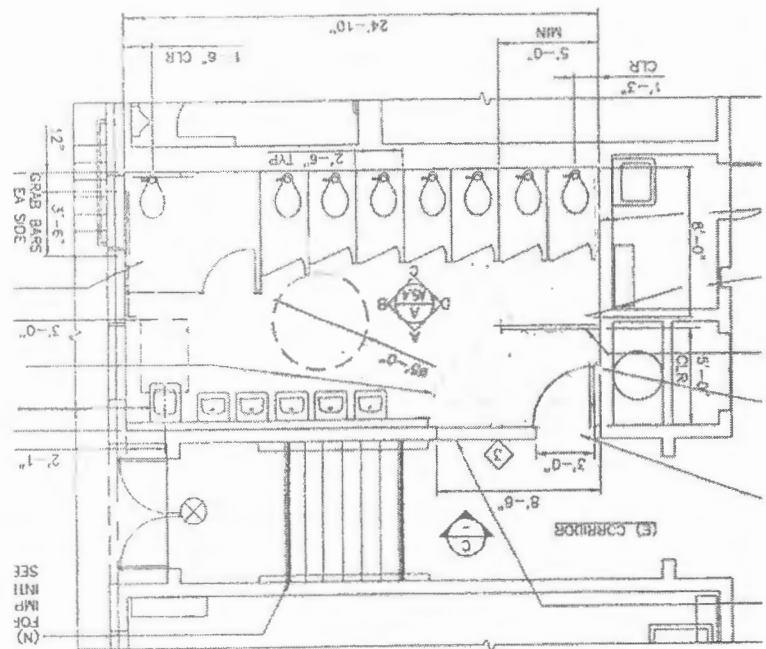
- 6215—A/E COSTS: \$0
- 6262—OTHER PLANNING COSTS: \$1,500
- 6235—INSPECTOR: \$1,166
- 6271—MAIN CONSTRUCTION: \$29,826
- 6299—CONTINGENCY: \$2,982
- TOTAL—INITIAL BUDGET: \$35,773

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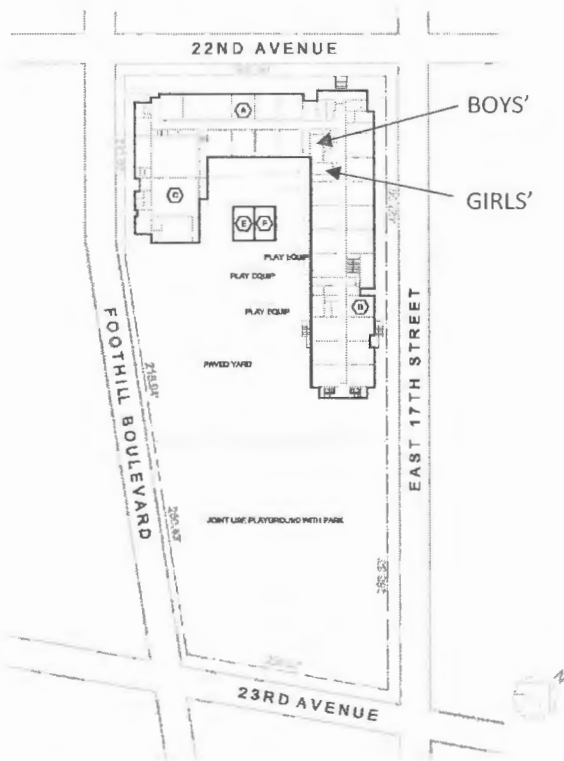




MAIN BUILDING—FIRST FLOOR—( E ) BOYS' RESTROOM



MAIN BUILDING—FIRST FLOOR—( E ) GIRLS' RESTROOM



SITE PLAN

118 - GARFIELD ELEMENTARY SCHOOL  
1640 22ND AVENUE, OAKLAND, CA 94606-4710



OAKLAND UNIFIED  
SCHOOL DISTRICT

PROJECT NAME: Garfield Elementary School

PROJECT TYPE: Restroom Renovation

FUNDING SOURCE:

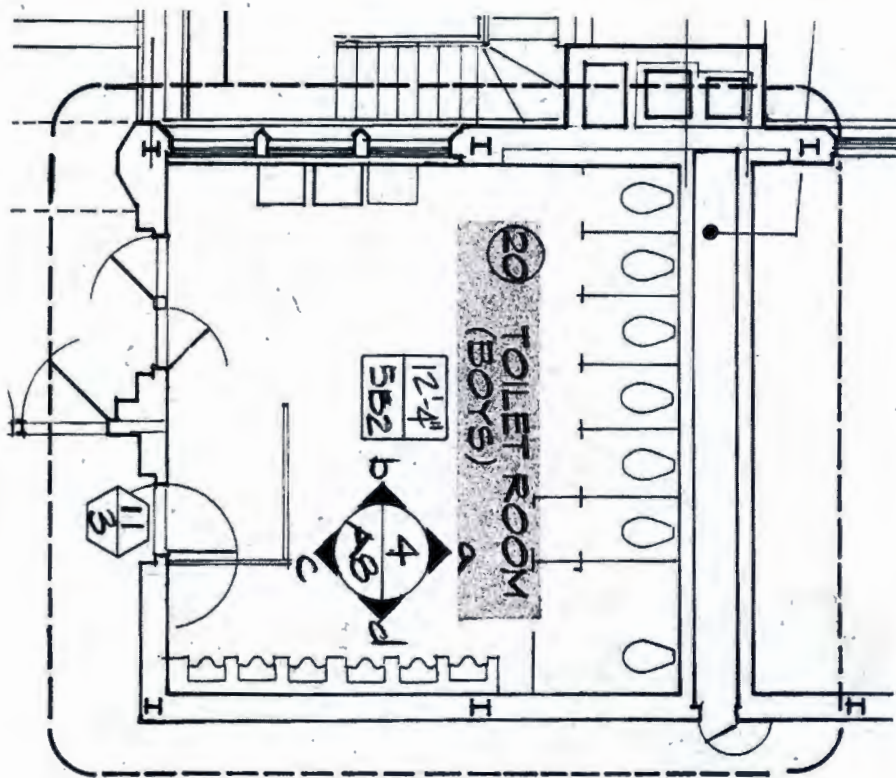
PROJECT NUMBER:

SITE NUMBER: 118

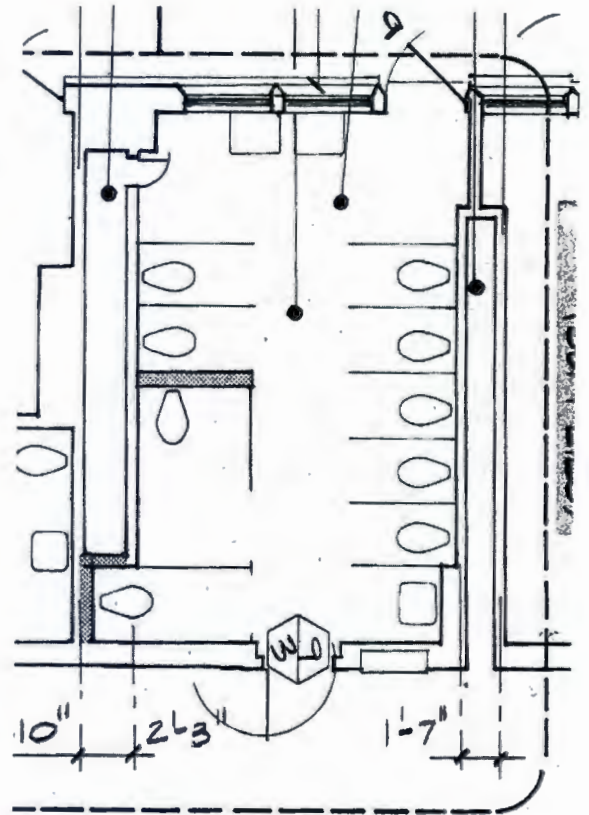
PROJECT DESCRIPTION: Renovate and upgrade existing student restrooms

INITIAL PROJECT BUDGET:

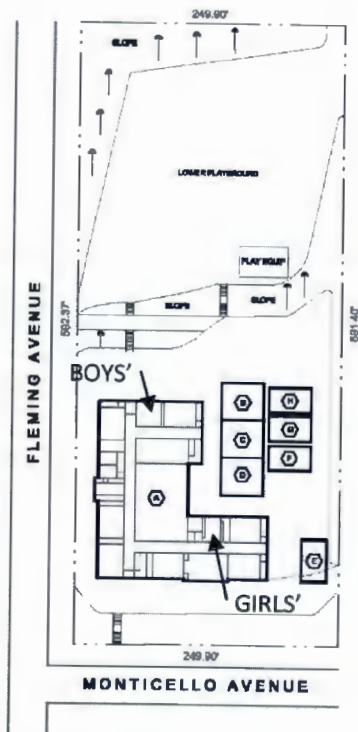
- 6215—A/E COSTS: \$0
- 6262—OTHER PLANNING COSTS: \$2,000
- 6235—INSPECTOR: \$1,166
- 6271—MAIN CONSTRUCTION: \$38,870
- 6299—CONTINGENCY: \$3,887
- TOTAL—INITIAL BUDGET: \$45,923



MAIN BUILDING—FIRST FLOOR—BOYS' RESTROOM

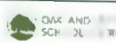


MAIN BUILDING—FIRST FLOOR—GIRLS' RESTROOM



SITE PLAN

139 - MAXWELL PARK ELEMENTARY SCHOOL  
4730 FLEMING AVENUE, OAKLAND, CA 94619-2016



DATE: 5/1/2013  
DRAWN: P4024P

1 of 3



OAKLAND UNIFIED  
SCHOOL DISTRICT

**PROJECT NAME:** Maxwell Park Elementary School

**PROJECT TYPE:** Restroom Renovation

**FUNDING SOURCE:**

**PROJECT NUMBER:**

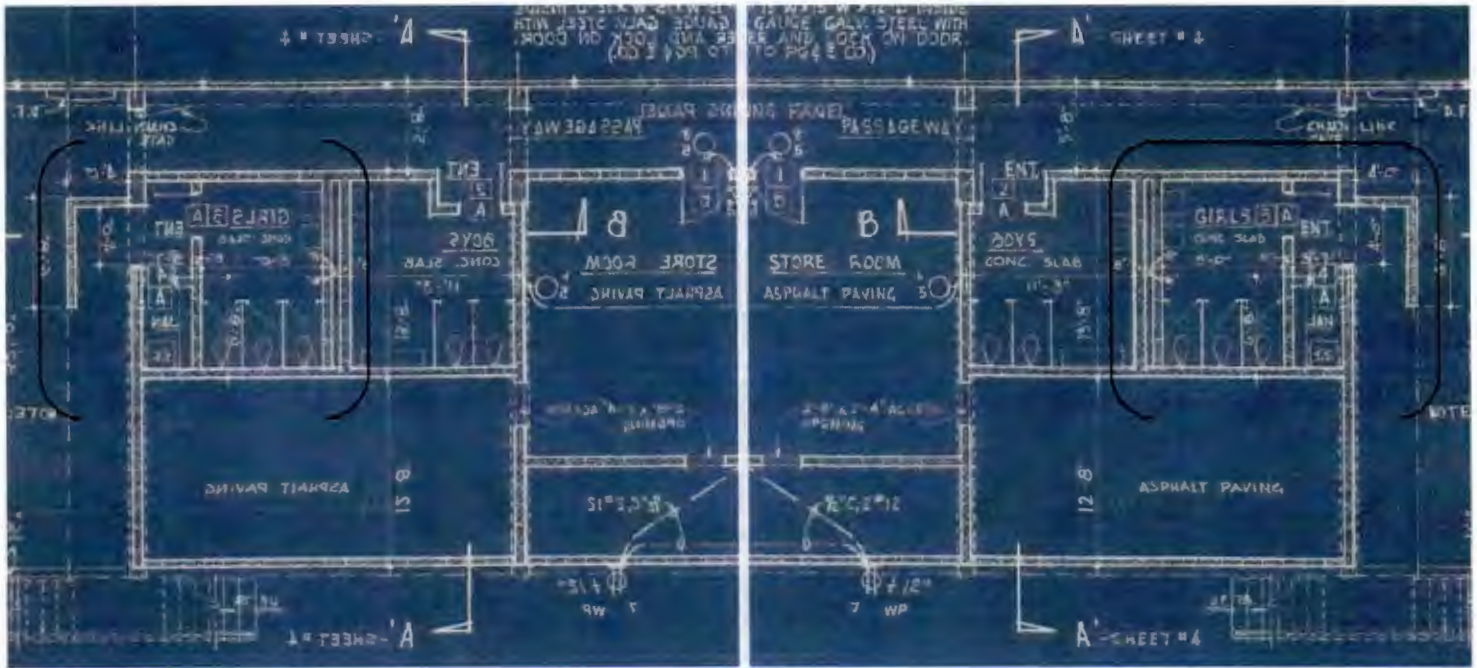
**SITE NUMBER:** 139

**PROJECT DESCRIPTION:** Renovate and upgrade existing student restrooms

**INITIAL PROJECT BUDGET:**

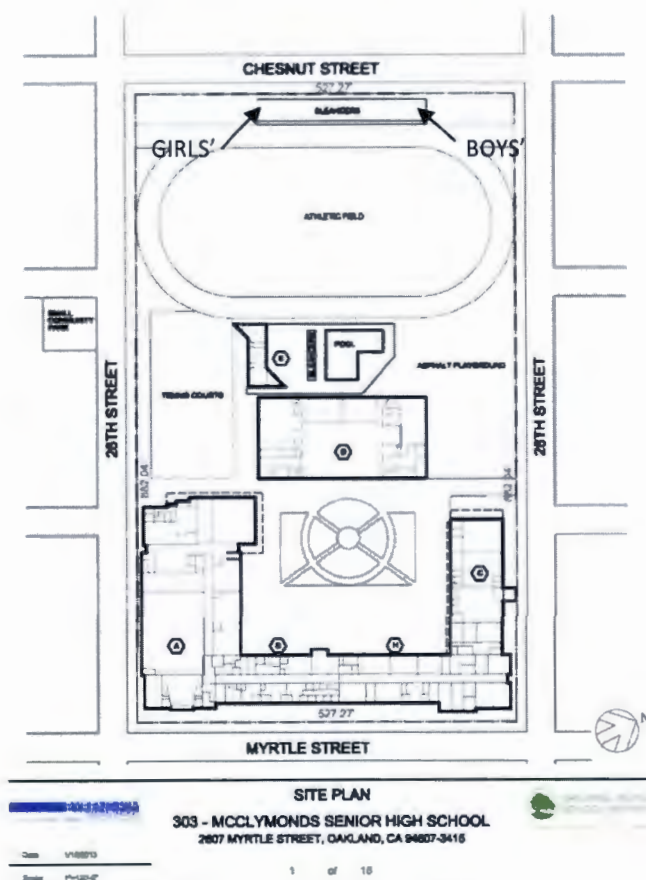
- 6215—A/E COSTS: \$0
- 6262—OTHER PLANNING COSTS: \$2,000
- 6235—INSPECTOR: \$1,166
- 6271—MAIN CONSTRUCTION: \$33,674
- 6299—CONTINGENCY: \$3,367
- TOTAL—INITIAL BUDGET: \$40,207





**BLEACHERS - ( E ) GIRLS' RESTROOM (SOUTH END)**

**BLEACHERS—( E ) BOYS' RESTROOM (NORTH END)**



**OAKLAND UNIFIED  
SCHOOL DISTRICT**

**PROJECT NAME:** McClymonds High School

**PROJECT TYPE:** Restroom Renovation

**FUNDING SOURCE:**

**PROJECT NUMBER:**

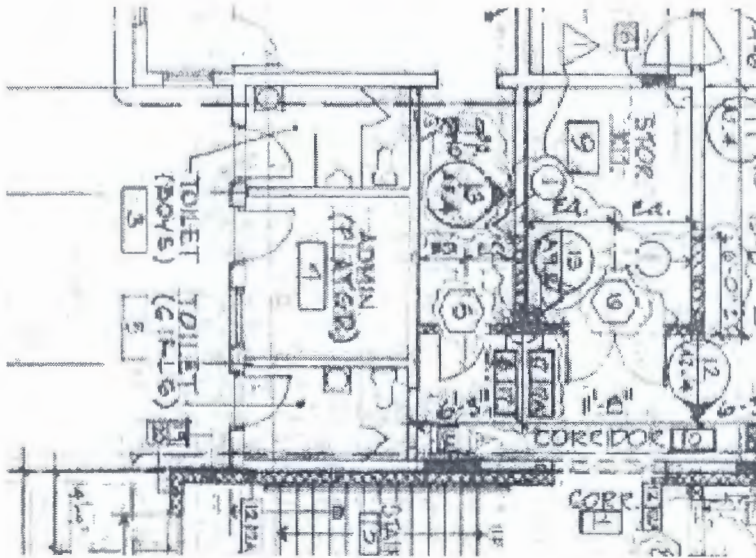
**SITE NUMBER:** 303

**PROJECT DESCRIPTION:** Renovate and upgrade existing student restrooms

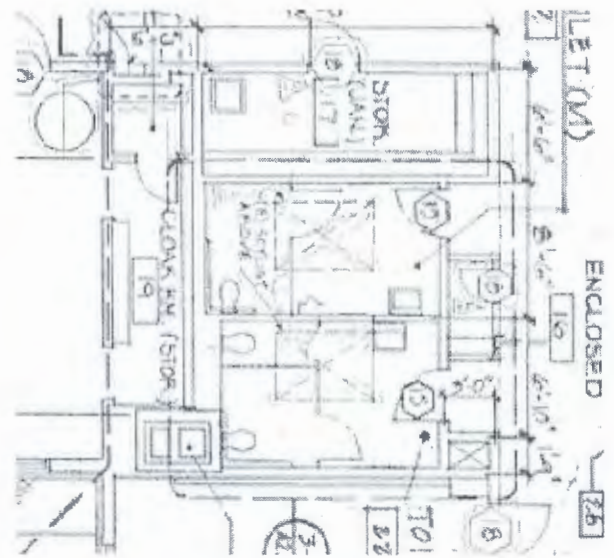
**INITIAL PROJECT BUDGET:**

- 6215—A/E COSTS: \$0
- 6262—OTHER PLANNING COSTS: \$1,500
- 6235—INSPECTOR: \$1,166
- 6271—MAIN CONSTRUCTION: \$27,597
- 6299—CONTINGENCY: \$2,759
- TOTAL—INITIAL BUDGET: \$33,022

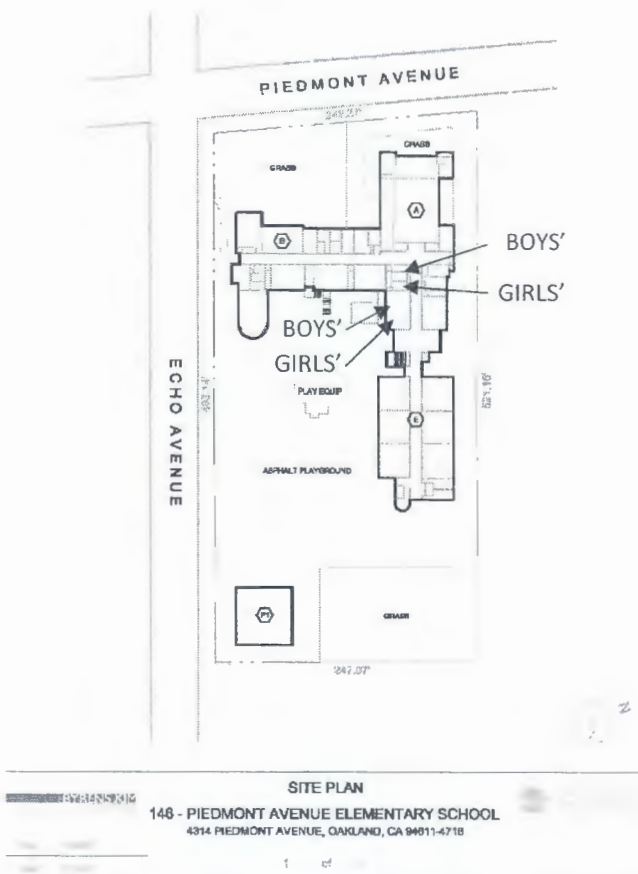




MAIN BUILDING—PLAYGROUND LEVEL  
( E ) BOYS'/GIRLS' RESTROOMS



MAIN BUILDING—GROUND FLOOR  
( E ) BOYS'/GIRLS' RESTROOMS



OAKLAND UNIFIED  
SCHOOL DISTRICT

**PROJECT NAME:** Piedmont Avenue Elementary School

**PROJECT TYPE:** Restroom Renovation

**FUNDING SOURCE:** Measure "J"

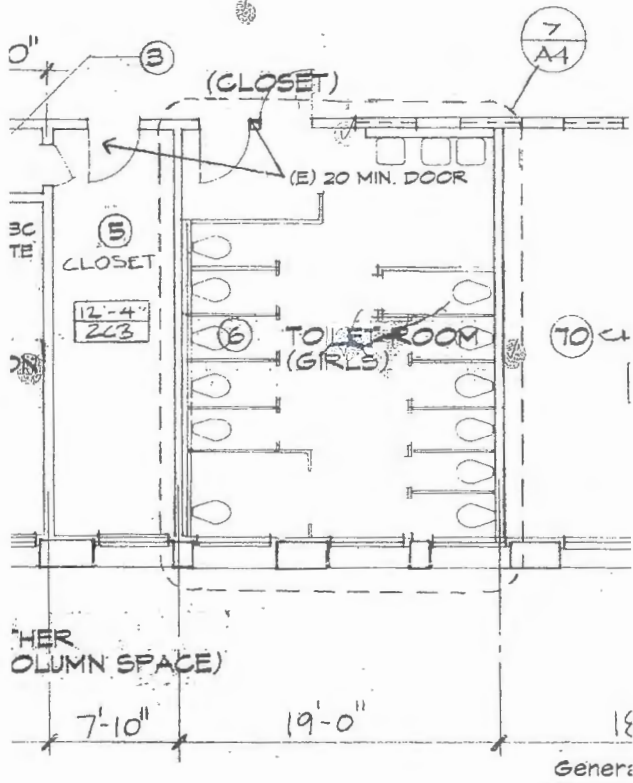
**PROJECT NUMBER:**

**SITE NUMBER:** 146

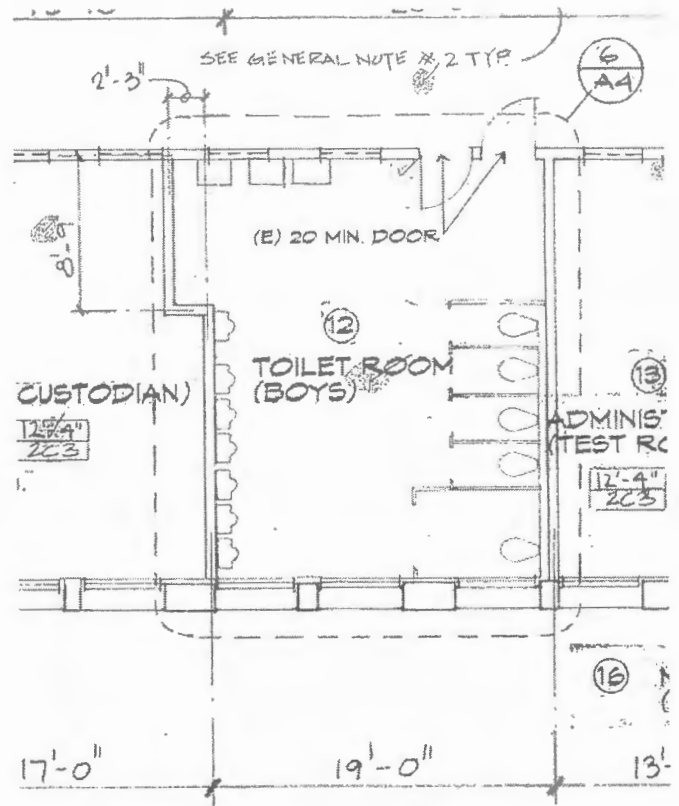
**PROJECT DESCRIPTION:** Renovate and upgrade existing student restrooms.

**INITIAL PROJECT BUDGET:**

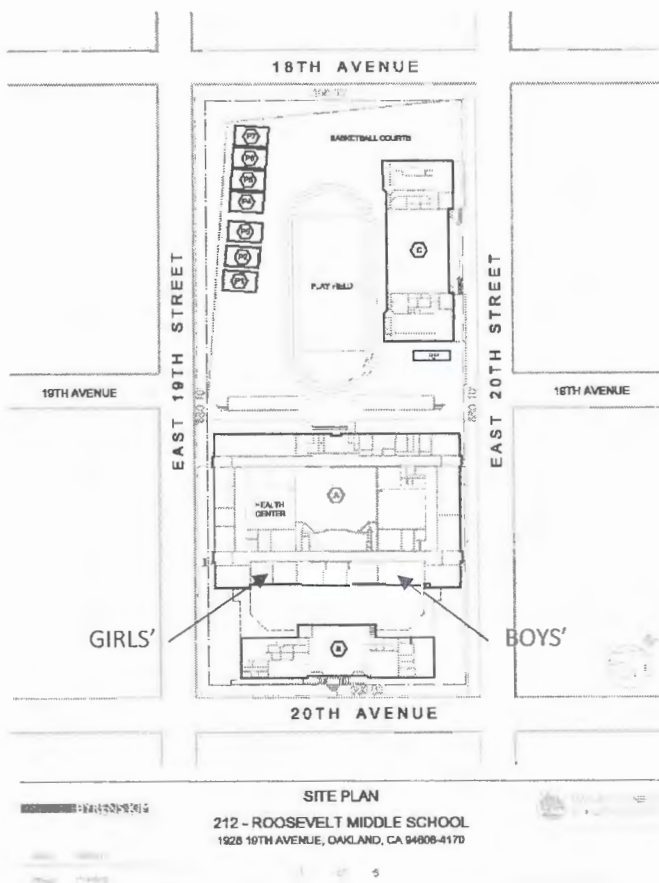
- 6215—A/E COSTS: \$0
- 6262—OTHER PLANNING COSTS: \$2,000
- 6235—INSPECTOR: \$1,166
- 6271—MAIN CONSTRUCTION: \$36,321
- 6299—CONTINGENCY: \$3,632
- TOTAL—INITIAL BUDGET: \$43,119



MAIN BUILDING—FIRST FLOOR—( E ) GIRLS' RESTROOM



MAIN BUILDING—FIRST FLOOR—( E ) BOYS' RESTROOM



OAKLAND UNIFIED  
SCHOOL DISTRICT

**PROJECT NAME:** Roosevelt Middle School

**PROJECT TYPE:** Restroom Renovation

**FUNDING SOURCE:** Measure "J"

**PROJECT NUMBER:**

**SITE NUMBER:** 212

**PROJECT DESCRIPTION:** Renovate and upgrade existing student restrooms

**INITIAL PROJECT BUDGET:**

- 6215—A/E COSTS: \$0
- 6262—OTHER PLANNING COSTS: \$2,000
- 6235—INSPECTOR: \$1,166
- 6271—MAIN CONSTRUCTION: \$31,804
- 6299—CONTINGENCY: \$3,180
- TOTAL—INITIAL BUDGET: \$38,150