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OAKLAND UNIFIED
SCHOOL DISTRICT
Community Schools, Thriving Students

Memo

To Board of Education

From Antwan Wilson, Superintendent and Secretary, Board of Education
By: Vernon Hal, Senior Business Officer
Joe Dominguez, Facilities Planning and Management

Board Meeting Date December 14, 2016

Subject Report to the Board of Education - Emergency Contract - related to the procurement of temporary work during repair of Lincoln Elementary School which was damaged by water intrusion and mold discovered the Summer of 2016

Action Requested **Acceptance of Report to the Board of Education - Emergency Contracts - related to the abatement of facilities during repair of the water intrusion at the Lincoln Elementary School which was severely damaged by water in the Summer of 2016.**

Background and Discussion As provided by the Public Contract Code Section 22020 and Board Resolution 1617-0038 approved on August 10, 2016, during the pendency of the emergency, District staff shall report on the status of the emergency until the Board terminates the emergency action.

Lincoln Elementary School Water Intrusion Damage - Update as of December 14, 2016.

There are six (6) classrooms on the second floor which are impacted by the leaking roof. There is one classroom on the ground floor (Room 166) and one classroom on the second floor (Room 266) which are impacted by the east wall water intrusions issue which is currently under construction. Room 266 is one of the rooms impacted by the roof leaks. There are a total of seven (7) classrooms which are impacted by the water issues.

Lincoln Elementary School Water Intrusion Damage - Update as of December 14, 2016

1. The east wall repairs have been completed.
2. Roof investigation and temporary repair is complete. Additional mitigation measures have been identified to winterize the roof have been completed.
3. The services and work are: 1) Allana Buick & Bers (water intrusion forensic specialist) east wall stucco and roof investigation and repair development, development of additional water intrusion mitigation measures, defect reports; b) W. E. Lyons (water intrusion repair contractor) has completed temporary roof repair and repairs at the east wall. Additional mitigation remains to be

completed to winterize the north, south and west stucco walls by 12/31 due to additional rain delays, a subcontractor change and the holiday season.

4. The emergency situation is ongoing until the entire scope of water intrusion is identified and repairs are completed.

Recommendation

Acceptance of Report to the Board of Education - Emergency Contracts - related to the abatement of facilities during repair of the water intrusion at the Lincoln Elementary School which was severely damaged by water in the Summer of 2016.

Fiscal Impact

N/A

Attachment

Executive Summary
Power point Presentation



Date: December 14, 2016

To: Board of Trustees

From: Antwan Wilson, Superintendent
By: Vernon Hal, Senior Business Officer
Joe Dominguez, Deputy Chief Facilities Planning and Management

Re: **Update Report on Water Intrusion Emergency at Lincoln Elementary**

The purpose of this memo is to provide the background and summary of the progress in addressing the repair work required to correct the Water Intrusion Emergency at Lincoln Elementary School.

An update memo is provided to summarize the work completed to date and a PowerPoint presentation is also provided to summarize the work for the Board and the public.

Background:

Investigation of ongoing water intrusion events at Lincoln Elementary School revealed extensive wall and roof failure. Full forensic investigation was required to ensure that permanent repairs would be able to be completed for protection of building and occupants. Full scope and scale of the issues necessitated emergency contract authority to protect the students, staff and building.

Discussion

As provided by the Public Contract Code Section 22020 and Board Resolution 1617-0038 approved on August 10, 2016, The Board has declared an emergency and authorized expedited contracting procedures to preserve the health and safety of the students and staff at Lincoln Elementary School. The Board has also for District staff to report on the status of the emergency until the Board terminates the emergency action.

This memo and attached Powerpoint summarize the following progress:

Lincoln Elementary School Water Intrusion Damage – Update as of December 14, 2016

There are six (6) classrooms on the second floor which are impacted by the leaking roof. There are two classrooms, one on the ground floor (Room 166) and one classroom on the second floor (Room 266) which are impacted by the east wall water intrusion issue which is currently under construction. Room 266 is one of the rooms impacted by the roof leaks. There are a total of seven (7) classrooms which are impacted by the water issues.

1. The east wall repairs have been completed.
2. Roof investigation and temporary repair is complete. Additional mitigation measures have been identified to winterize the roof have been completed.

3. The services and work are: a) Allana Buick & Bers (water intrusion forensic specialist) east wall stucco and roof investigation and repair development, development of additional water intrusion mitigation measures, defect reports; b) W.E. Lyons (water intrusion repair contractor) has completed temporary roof repair and repairs at the east wall. Additional mitigation remains to be completed to winterize the north, south and west stucco wall by 12/31 due to additional rain delays, a subcontractor change and the holiday season.
4. The emergency situation is ongoing until the entire scope of water intrusion is identified and repairs are completed.

Attachment: Power Point Presentation



OAKLAND UNIFIED
SCHOOL DISTRICT

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Update Report to Board of Education Lincoln Elementary School

UPDATE TO RESOLUTION No. 1617-0038

DECLARING AN EMERGENCY TO REMEDIATE WATER INTRUSION AND MOLD



Presented by Joe Dominguez Deputy Chief
Division of Facilities Planning and Management

Presented to Board of Education

December 14, 2016

www.ousd.org



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UPDATE TO RESOLUTION No. 1617-0038 DECLARING AN EMERGENCY TO REMEDIATE WATER INTRUSION AND MOLD



Location of water damaged building on Lincoln Campus
7 total classrooms impacted by water intrusion



UPDATE TO RESOLUTION No. 1617-0038

DECLARING AN EMERGENCY TO REMEDIATE WATER INTRUSION AND MOLD

- The east wall stucco is in place with painting completed.
- Roof investigation and temporary repair is complete. Additional mitigation measures have been identified to winterize the roof have been completed.
- The services and work are: a) Allana Buick & Bers (water intrusion forensic specialist) east wall stucco and roof investigation and repair development, development of additional water intrusion mitigation measures, defect reports;
- b) W.E. Lyons (water intrusion repair contractor) has completed temporary roof repair and repairs at the east wall. Additional mitigation remains to be completed to winterize the north, south and west stucco wall by 12/31 due to additional rain delays.
- The emergency situation is ongoing until the entire scope of water intrusion is identified and repairs are completed.