

ALAMEDA UNIFIED SCHOOL DISTRICT
Alameda, California
Resolution

June 23, 2020

Resolution No. 2019-2020.58

**Declaration of the Intent to Declaration of Intent to Grant ROW Easements to
Alameda Municipal Power (AMP)**

WHEREAS, the Alameda Unified School District (“District”) owns real property located at 1433 San Antonio Avenue, Alameda, CA 94501 (A.P.N.: 72-3351-1-1) commonly known as the Franklin Elementary School (“Franklin Property”); and

WHEREAS, the District owns real property located at 210 Central Avenue, Alameda, CA 94501 (A.P.N.: 74-1310-1-2) commonly known as the Encinal Junior and Senior High School (“Encinal Property”); and

WHEREAS, Alameda Municipal Power (“AMP”) provides electrical service to both the Franklin Property and the Encinal Property (collectively “Properties”); and

WHEREAS, the District is a customer of AMP; and

WHEREAS, the District is currently engaged in construction modernization projects on both Properties; and

WHEREAS, in order for AMP to service the new electrical service lines which are being constructed at the Properties, the District must grant AMP non-exclusive permanent easements at each of the Properties; and

WHEREAS, the District shall grant to AMP a non-exclusive permanent easement at the Franklin Property as identified in Exhibit “A” attached hereto and a non-exclusive permanent easement at the Encinal Property as identified in Exhibit “B” attached hereto (“the Easements”); and

WHEREAS, the proposed Easements, which include the description and location of the area of the Easements, is set forth in the respective Exhibits “A” and “B” attached hereto and incorporated herein by this reference; and

WHEREAS, the District does not need the Easement areas for classroom buildings or educational purposes; and

WHEREAS, the District may grant the Easements if, after adoption of this Resolution of Intent and publication of notice, the District’s Governing Board adopts, in a regular open meeting (“Public Hearing”), by a two-thirds vote of all its members, a resolution authorizing and directing the Superintendent, or Superintendent’s designee, to execute and deliver the Easements; and

WHEREAS, notice of the Governing Board’s intent to grant the Easements (“Notice”) shall be given pursuant to Education Code section 17558 by posting copies of this Resolution of Intent signed by the members of the Governing Board, or majority thereof, in three (3) public places in the District not less than ten (10) days before the date of the Public Hearing, and by publishing the Notice once not less than five (5) days before the date of the Public Hearing in a newspaper of general circulation, published in the District, if there is one, or if there is no such newspaper published in the District, then in a newspaper published in the county in which the District or any part thereof is situated and having a general circulation in the District; and

WHEREAS, the Public Hearing shall be held on August 11, 2020, at 6:30 p.m., or as soon thereafter as the matter may be heard in the chamber of Alameda City Hall located at 2263 Santa Clara Ave, Alameda, CA 94501.

NOW THEREFORE, BE IT RESOLVED, that the District's Governing Board hereby finds, determines, declares, orders and resolves as follows:

Section 1. The foregoing recitals are true and correct.

Section 2. The real property upon which the Easements are to be located is not needed for school classroom buildings or educational purposes.

Section 3. The District intends to grant and convey the Easements.

Section 4. The Superintendent and Superintendent's designee is hereby authorized to provide public notice as required by Education Code section 17588.

Section 5. The District's Governing Board shall hold a public hearing on August 11, 2020 at 6:30 p.m. at its regular place of meeting for a public hearing, or as soon thereafter as the matter may be heard and shall consider authorizing the grant and conveyance of the Easements from the District to Alameda Municipal Power in accordance with the Easements attached hereto as Exhibits "A" and "B".

PASSED AND ADOPTED by the following vote this 23rd day of June, 2020:

AYES: _____ MEMBERS: _____

NOES: _____ MEMBERS: _____

ABSENT: _____ MEMBERS: _____

Mialisa Bonta, President
Board of Education
Alameda Unified School District

ATTEST:

By: _____
Pasquale Scuderi, Secretary
Board of Education
Alameda Unified School District



433 SAN ANTONIO AVE,
ALAMEDA, CA 94501

1	2/24/2020	ADDENDUM 01
2	3/2/2020	ADDENDUM 02
3	4/28/2020	ASI 03

SITE PLAN - ELECTRICAL & TELECOM/ SIGNAL

SHEET NUMBER

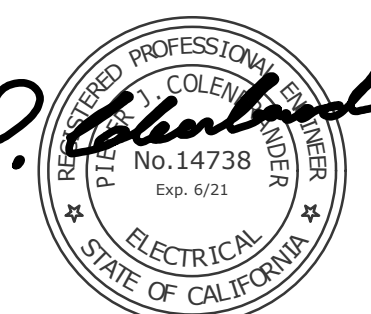
E-1.1

Main Office:
636 Fifth Street, Santa Rosa, CA
95404

Pleasanton Office:
600 Main Street, Suite E,
Pleasanton, CA 94566
(707) 576-0829



O'MAHONY & MYER
ELECTRICAL ENGINEERING and LIGHTING DESIGN
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SAN RAFAEL, CALIFORNIA 94901
(415) 492-0420/FAX (415) 479-9666
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**NEW
CLASSROOM
BUILDING**

210 CENTRAL AVE
ALAMEDA, CA 94501

ALAMEDA UNIFIED
SCHOOL DISTRICT

2060 CHALLENGER
DRIVE ALAMEDA CA
94501

IDENTIFICATION STAMP
DIVISION OF THE STATE ARCHITECT
FILE NO: 1-H1
APPL NO: 01-117611
AC _____ FLS _____ SS _____
DATE _____

REVISIONS		
1	9/12/19	WD 018 SWITCHBOARD UPGRADE
2		LIGHTING REVISIONS
2	10/23/19	WD 019.1
3	12/10/19	WD 018.1
5	03/04/20	WD 036

ARCH PROJECT NO: 1617

DRAWN BY:

DRAWING SCALE: AS NOTED

PTN: 61119

CD SET

FEBRUARY 21, 201

SHEET TITLE

SITE PLAN

SITE PLAN -

POWER &

SIGNAL

SHEET NUMBER

511

E-1.1

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALAMEDA MUNICIPAL POWER MATERIALS AND INSTALLATION CRITERIA FOR UNDERGROUND SYSTEMS.
2. LOCATION OF BOXES (AND BOLLARDS, IF APPLICABLE) IS DIAGRAMATIC. ACTUAL LOCATIONS SHOULD BE COORDINATED IN THE FIELD.
3. CONDUIT TERMINATIONS IN AND OUT OF THE BOXES WILL BE DETERMINED BY AMP COMPLIANCE INSPECTOR IN THE FIELD.
4. ALL SUBSTRUCTURE WORK TO BE INSPECTED AND APPROVED BY AMP COMPLIANCE INSPECTOR.
5. ALL CONDUITS SHALL BE MANDELRILLED WITH A MANDEL APPROVED BY AMP INSPECTOR AFTER CONSULTATION HAS BEEN ACHIEVED. ALL ELECTRICAL CONDUITS SHALL BE PROVIDED WITH 2500 LB. HYBRID FIBER OPTIC CABLE.

NOTE:

FOR THE PURPOSES OF THIS PROJECT; WHEREVER THE TERM 'SPlice' AND/OR 'EXtend' AND/OR 'EXtension' IS UTILIZED, THE REQUIREMENTS SHALL BE AS FOLLOWS:

1. UTILIZE BURNDY LONG BARREL, TIN PLATED COPPER COMPRESSION SPLICE (OR EQUAL) SURROUNDED WITH 3M COLD SHRINK INSULATOR (OR EQUAL).
2. COMPRESSION SPLICE BARREL AND COLD SHRINK INSULATOR SHALL BE ADEQUATELY SIZED TO ACCOMMODATE (E) CONDUCTOR SIZE PER MANUFACTURER REQUIREMENTS.
 - 2.1. THIS CONTRACTOR SHALL SITE VERIFY ALL (E) CONDUCTOR SIZES REQUIRING SPLICES.
3. CONTRACTOR SHALL PROVIDE (N) CUT AT (E) CONDUCTOR FOR ENTRY INTO COMPRESSION SPLICE.
4. ALL EXTENSIONS FROM SPLICE LOCATIONS INDICATED SHALL BE DONE WITH (N) CONDUCTORS THIS CONTRACTOR SHALL MATCH THE EXACT (E) CONDUCTOR SIZE AND QUANTITY UNLESS (E) SITE CONDITIONS DETERMINE NONCOMPLIANCE WITH NEC SIZING.

29 INTERCEPT (E) RACEWAYS IN BLDG. 600 CRAWL SPACE WITH (N) NEMA 3R PULLCANN. SIZE (N) PULLCANN PER NEC.

30 PROVIDE AND INSTALL (2) 2" SCHEDULE 40 PVC RACEWAYS FROM (N) PULLCANN TO ROOM ELEC 915. STUB IN TO ROOM AND BUSH ENDS. UTILIZE (1) OF THE 2" RACEWAYS TO RUN TELECOM FIBER OPTIC CABLE AND AREA OF REFUSE REMOTE CALL STATION CABLE. PROVIDE THE OTHER 2" RACEWAY AS A SPARE. CONDUIT ROUTE FOR REMOTE CALL STATION CABLE WITH 1" EMT RACEWAY FROM ELEC 915 TO REMOTE CALL STATION AT 2ND FLOOR ELEVATOR LOBBY. SEE FE-1.1 FOR ADDITIONAL (N) RACEWAY INFORMATION.

31 PROVIDE AND INSTALL 1" EMT RACEWAY FROM MDF ROOM IN ADMINISTRATION BLDG. TO AREA OF REFUSE MASTER PANEL. STUB RACEWAY IN MDF ROOM AND BUSH END.

32 PROVIDE AND INSTALL (N) FLUSH IN-GROUND TRAFFIC RATED PULLEY VAULT, PER AMP DRAWING 1-L-619.

33 PROVIDE AND INSTALL (4) NEW 4" SCHEDULE 40 PVC CONDUITS, PER AMP STANDARDS, LINE BORE BETWEEN 30" AND 36" BELOW GRADE. SUBMIT BORING PLAN TO AMP FOR REVIEW AND APPROVAL.

34 PROVIDE AND INSTALL BOLLARDS AROUND (N) XFMR PAD AND TRANSITION CABINET PER AMP STANDARDS SEE 4-F-7.4.

(1) COORDINATE REPLACEMENT OF (E) UTILITY TRANSFORMER WITH ALAMEDA MUNICIPAL POWER. PROVIDE AND INSTALL (N) CONCRETE PAD AND GROUNDING. SEE 3/E-7.4 AND E-5.1.

(2) (E) MAIN SWITCHBOARD AT THIS LOCATION TO BE REMOVED. REMOVE (E) FEEDERS AND CONDUIT BACK TO SOURCE (EXISTING XFMR. TO BE REPLACED). COORDINATE (E) SWITCHBOARD DEMOLITION SEQUENCE WITH DISTRICT AND A.M.P., IN ORDER TO MAINTAIN TEMPORARY POWER CONNECTIONS TO TEMPORARY CAMPUS DISTRIBUTION PANEL "DP-P".

(3) PROVIDE AND INSTALL (N) 3000A, 277/480V MAIN SWITCHBOARD "MSB-G", IN NEMA 3R ENCLOSURE. SEE E-5.1.

(4) PROVIDE AND INSTALL (6) 4" UNDERGROUND SCHEDULE 40 PVC/CONDUIT FROM XFMR. SECONDARY SIDE TO UTILITY SIDE OF TRANSITION CABINET WITH (3) SETS OF (4) #500 KCMIL CONDUCTORS TO BE PROVIDED AND INSTALLED BY CONTRACTOR. COORDINATE CROSSING WITH PRIMARY CONDUITS IN FIELD. SEE DETAILS 1/E-7.4 AND 3/E-7.4 FOR TRANSITION CABINET AND XFMR. PAD INFORMATION. SEE 7/E-7.1 FOR TRENCH SECTION.

(5) PROVIDE AND INSTALL (N) SCHEDULE 40 PVC UNDERGROUND RACEWAYS AND CONDUCTORS TO DISTRIBUTION PANEL "DPH-900". LINE BORE BETWEEN (N) "MSB-G" AND (N) PULLBOX SHOWN. SEE E-5.1 FOR SIZE AND QUANTITY OF CONDUIT AND CONDUCTORS.

(6) PROVIDE AND INSTALL (N) FLUSH IN-GRADE PULLBOX, CHRISTY N30 (OR EQUAL) WITH CONCRETE COVER LABELED "POWER". SEE 9/E-7.1.

(7) PROVIDE AND INSTALL (N) 2" SCHEDULE 40 PVC UNDERGROUND RACEWAY FOR FUTURE I.T. USE. LINE BORE BETWEEN (N) PULLBOXES SHOWN. STUB (N) RACEWAY INTO ROOM ELEC 915. SIGNAL END.

(8) PROVIDE AND INSTALL (N) FLUSH IN-GRADE PULLBOX WITH CONCRETE COVER LABELED "BUSHN". SIZE PULLBOX PER NEC. SEE 9/E-7.1.

(9) IDENTIFY AND REMOVE CABLE TO SOURCE ALL (E) GRAY, BLUE, WHITE OR PURPLE CABLE, AS WELL AS ALL COAXIAL CABLE, IN (E) RACEWAYS. MAINTAIN AND PROTECT IN PLACE (E) FIBER AND FIRE ALARM CABLE IN (E) RACEWAYS.

(10) NOT USED.

(11) PROVIDE AND INSTALL (N) 1" SCHEDULE 40 PVC UNDERGROUND RACEWAY WITH (3) #10 + (1) #10G. COMPLETE CONNECT TO SS LIFT STATION PUMP AND SS LIFT STATION CONTROL PANEL.

(12) PROVIDE AND INSTALL TRANSITION CABINET. SEE DETAIL 2/E-7.4 FOR TRANSITION CABINET INFORMATION.

(13) PROVIDE AND INSTALL (8) 4" UNDERGROUND SCHEDULE 40 PVC RACEWAY WITH (8) SETS OF (4) #500 KCMIL. TO CONNECT MAIN SWITCHBOARD "MSB-G" COMPLETE TO CUSTOMER SIDE OF TRANSITION CABINET. SEE DETAIL 1/E-7.4 FOR TRANSITION CABINET INFORMATION. SEE 7/E-7.1 FOR TRENCH DETAIL.

(14) PROVIDE AND INSTALL SECONDARY PULLBOX BETWEEN TRANSITION CABINET AND MAIN SWITCHBOARD "MSB-G". SIZE PER N.E.C. SEE 1/E-7.4.

(15) REMOVE (E) PRIMARY SERVICE CONDUITS BACK TO A LOCATION THAT IS CLEAR OF (N) WORK AREA. ABANDON (E) REMAINING (E) PRIMARY SERVICE CONDUITS IN PLACE.

(16) AREA OF REFUGE POWER SUPPLY AND TELEPHONE ACCESS KIT. COORDINATE EXACT LOCATION WITH DISTRICT. CONNECT COMPLETE TO SPARE (E) 20A/1P BREAKER AT POSITION 41 IN (E) ADMINISTRATION BUILDING PANEL "LA". SEE 2/E-M3.2.

(17) AREA OF REFUGE MASTER CONTROL/ANNUNCIATOR PANEL. COORDINATE EXACT LOCATION WITH DISTRICT. SEE 2/E-M3.2.

(18) UTILIZE (E) 2" RACEWAY FOR (N) FIBER OPTIC CABLE FROM (E) MDF TO (N) IDF-900 AND FOR (N) CABLE CONNECTION AREA OF REFUGE CALL STATION AT BLDG. 900 TO MASTER CONTROL PANEL IN ADMINISTRATION OFFICE. SEE NOTE 17 AND SHEETS E-5.3 AND 2/E-M3.2. (1) ADDITIONAL (E) 2" RACEWAY TO BE UTILIZED FOR (N) FIRE ALARM FIBER CABLE TO BLDG. 900. SEE FE-1.1. ALL OTHER (E) RACEWAY TO REMAIN, PROTECTED IN PLACE.

(19) NOT USED.

(20) NOT USED.

(21) NOT USED.

(22) NOT USED.

(23) PROVIDE AND INSTALL (1) NEW 2" SCHEDULE 40 PVC STUBBED-UP, CAPPED, AND MARKED, AT EDGE OF LOCKER ROOM BUILDING, FOR FUTURE IT USE.

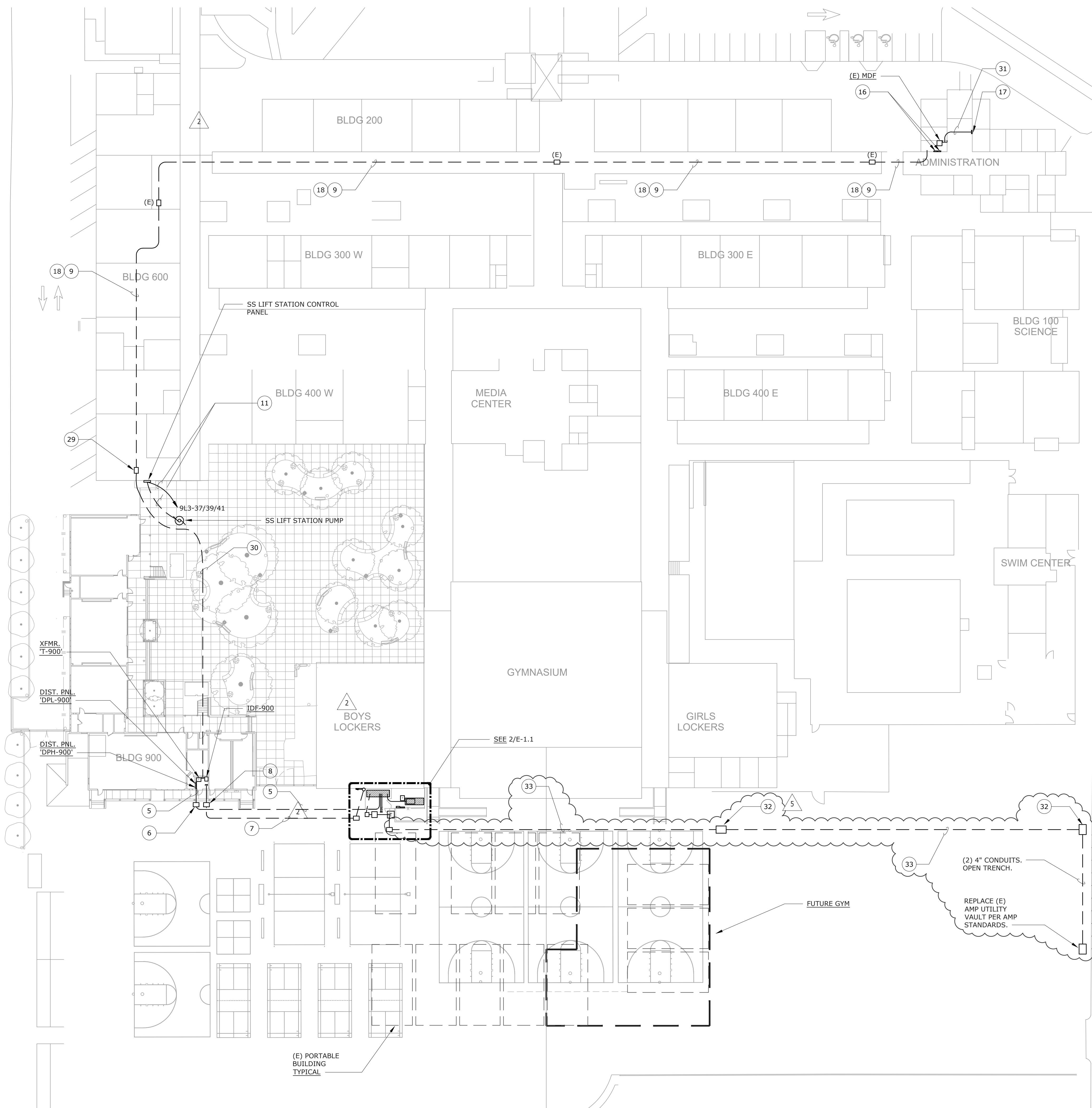
(24) PROVIDE AND INSTALL (2) NEW SETS OF (2) 4" SCHEDULE 40 PVC UNDERGROUND RACEWAYS FOR FUTURE BUILDINGS. STUB OUT, CAP AND MARK FOR FUTURE USE. SEE DETAIL 3/E-5.1.

(E) FENCE TO BE REMOVED.

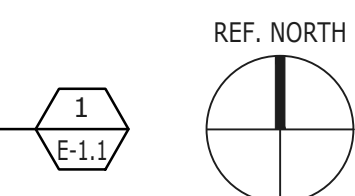
(26) PROVIDE AND INSTALL (N) 3" X 5" VAULT FOR SPLICING AND REDIRECTION OF (E) FEEDER CABLEING.

(27) (E) ABOVE GRADE FEEDER IN CONDUIT RISER SHALL BE INTERCEPTED AND REDIRECTED AT AN (E) BELOW GRADE LOCATION FOR SPLICE AND EXTENSION IN (N) 3" X 5" VAULT TO (N) "MSB-G". SEE SPLICE/EXTENSION REQUIREMENTS NOTES, THIS PAGE.

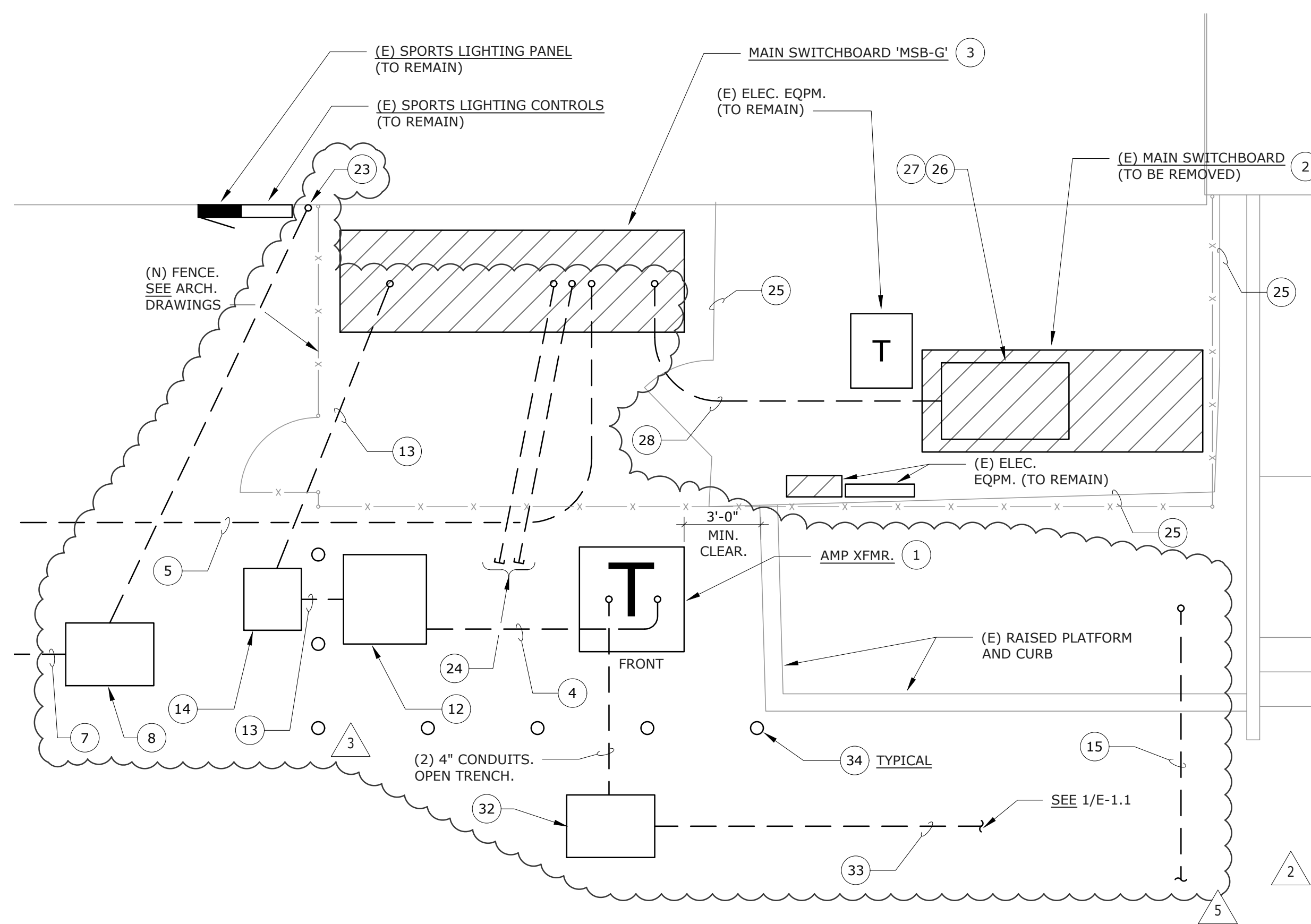
(28) PROVIDE AND INSTALL CONDUIT AND FEEDERS AS DIRECTED ON 1/E-5.1.



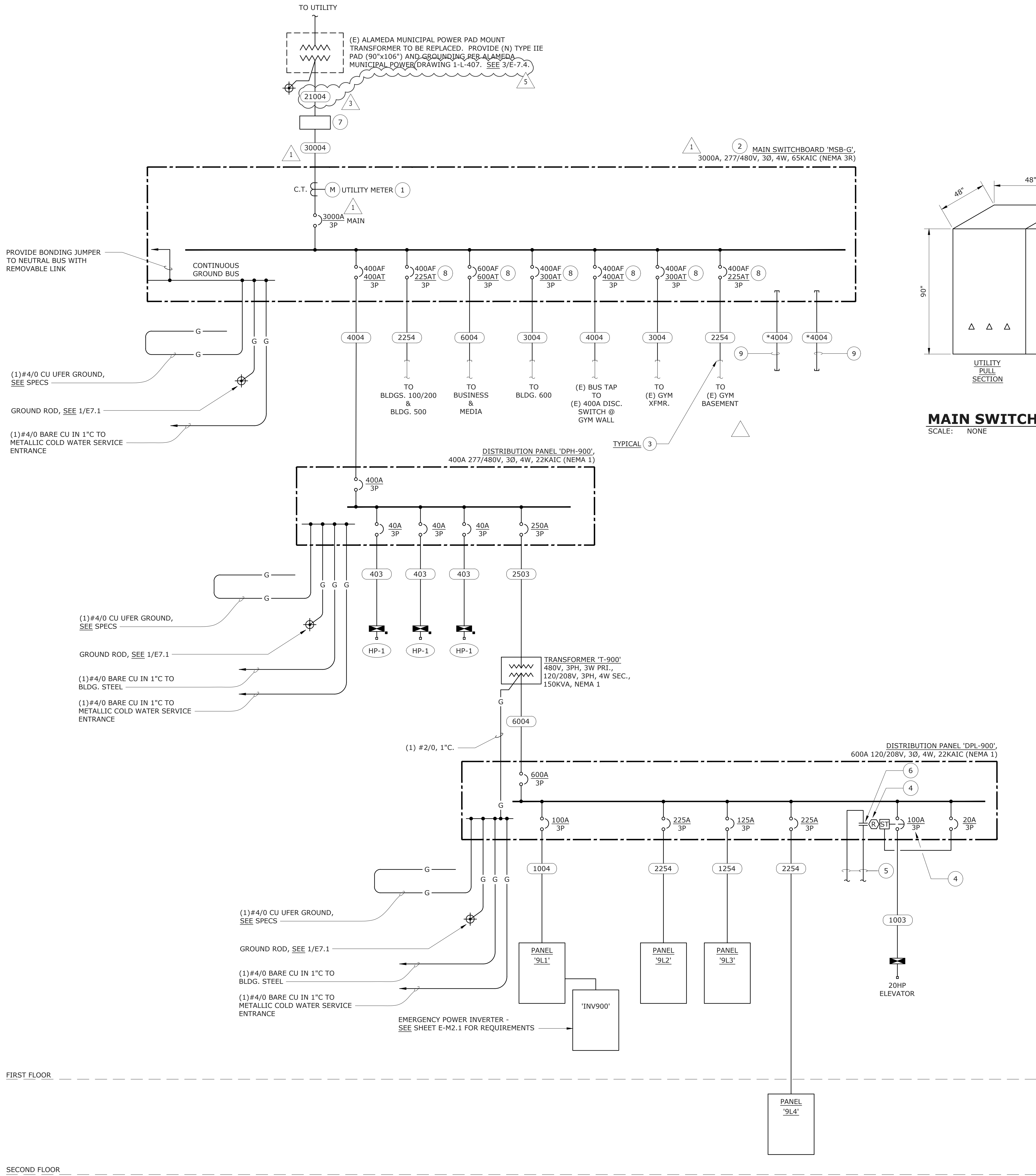
SCALE: 1" = 30'-0"



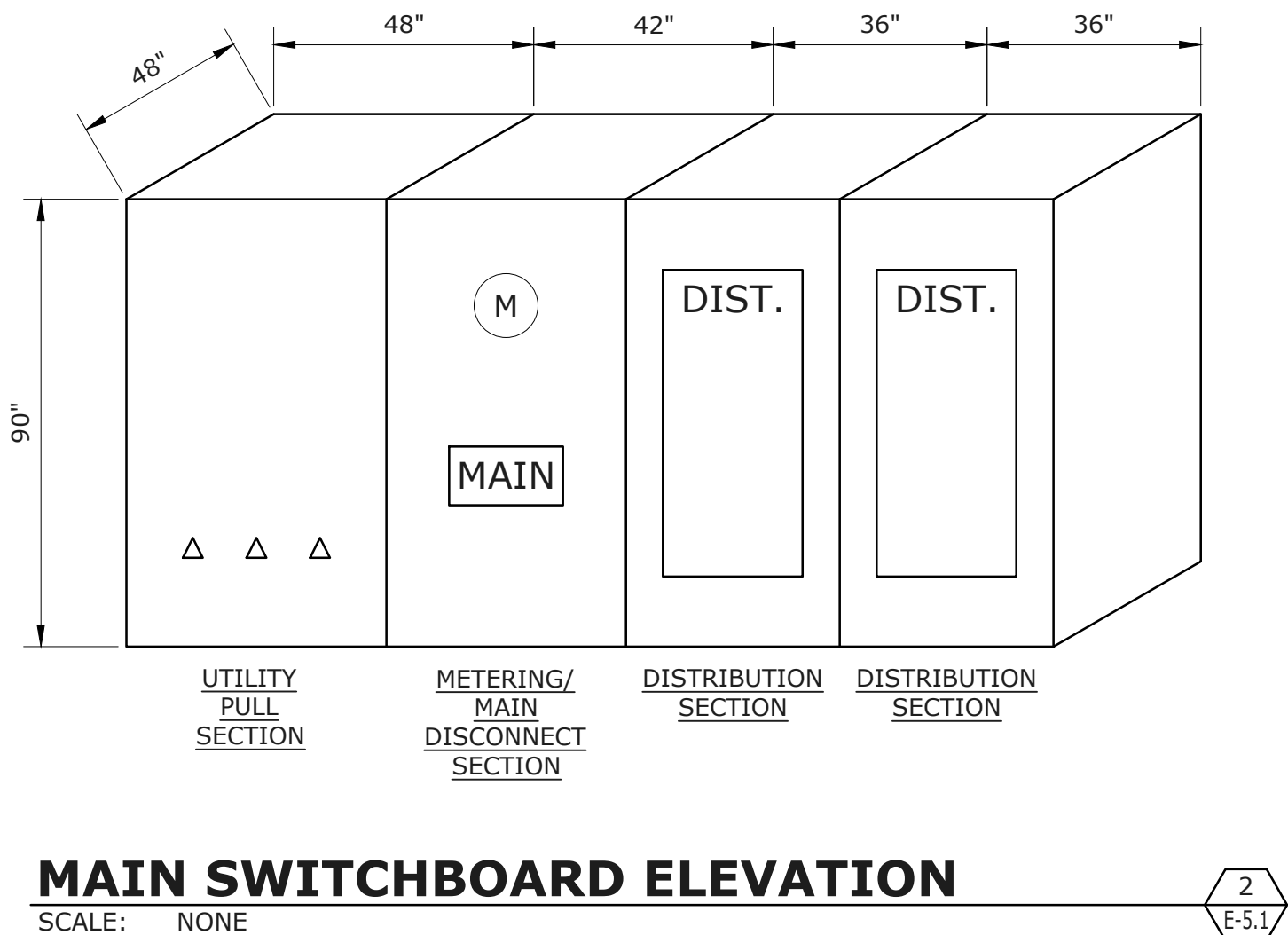
SCALE: $1/4" = 1'-0"$



SCALE: 1/4" = 1'-0'



SINGLE LINE DIAGRAM - POWER
SCALE: NONE



MAIN SWITCHBOARD ELEVATION
SCALE: NONE

GENERAL NOTES

- PER CEC 110.06 PROVIDE AND INSTALL ELECTRIC ARC FLASH WARNING SIGNS ON SWITCHBOARD, PANELBOARDS, CONTROL PANELS, METER SOCKET ENCLOSURES, AND MOTOR CONTROLS.
- VERIFY AVAILABLE FAULT DUTY AT NEW MAIN SWITCHBOARD TERMINALS WITH ALAMEDA MUNICIPAL POWER.
- SUBMIT MAIN SWITCHBOARD SHOP DRAWINGS TO ALAMEDA MUNICIPAL POWER FOR APPROVAL, PRIOR TO RELEASE. COORDINATE WITH ALAMEDA MUNICIPAL POWER FOR ALL UTILITY SYSTEM INFRASTRUCTURE REQUIREMENTS AND SCHEDULING FOR NEW SERVICE INSTALLATION AND EXISTING SERVICE DEMO.
- PROVIDE ARC FLASH AND SHORT CIRCUIT COORDINATION STUDY BASED ON ACTUAL EQUIPMENT TO BE INSTALLED, PER SECTION 26 24 00 - 2.03 AND 2.04.

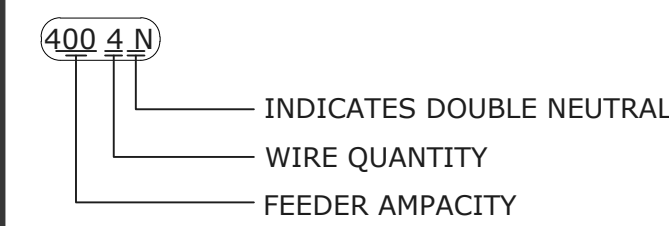
NUMBERED SHEET NOTES

- PROVIDE UTILITY METER SOCKET PER ALAMEDA MUNICIPAL POWER STANDARDS.
- SEE 8/E-7.1 FOR MOUNTING DETAIL.
- INTERCEPT (E) CONDUIT AND CONDUCTORS AND EXTEND TO (N) BREAKER IN (N) 'MSB-G'.
- SHUNT TRIP CIRCUIT BREAKER FOR ELEVATOR. VERIFY SIZE WITH ELEVATOR VENDOR PRIOR TO ROUGH-IN AND PURCHASE OF CIRCUIT BREAKERS. CONDUIT AND FEEDERS. PROVIDE AND INSTALL FIRE ALARM RELAY MODULE FOR ELEVATOR SHUNT TRIP. PROVIDE AND INSTALL 3/4" (3) #12 CONTROL WIRING TO FIRE ALARM CONTROL MODULE AT ELEVATOR MACHINE ROOM FOR SPRINKLER SYSTEM INTERFACE. PROVIDE BREAKER WITH AUXILIARY DRY CONTACTS FOR POSITION STATUS TO BATTERY LOWERING DEVICE. PROVIDE AND INSTALL CONTROL WIRING TO ELEVATOR CONTROLLER. SEE 5/E-7.1.
- PROVIDE AND INSTALL CONTROL WIRING TO ELEVATOR CONTROLLER IN ELEVATOR MACHINE ROOM. SEE 5/E-7.1.
- CIRCUIT BREAKER FURNISHED WITH AUXILIARY DRY CONTACTS FOR ELEVATOR POSITION STATUS TO ELEVATOR BATTERY LOWERING DEVICE. SEE 5/E-7.1.
- SEE E-1.1 FOR INFORMATION ABOUT OWNER SUPPLIED TRANSITION CABINET BETWEEN A.M.P. XFMR AND (N) SWITCHBOARD.
- FIELD VERIFY EXACT (E) FUSE SIZES TO MATCH (N) BREAKER TRIP SETTINGS.
- CONDUITS ONLY, STUBBED OUT JUST BEYOND PAD IN ACCESSIBLE AREA FOR FUTURE BUILDINGS. CAP AND MARK PER 3/E-5.1

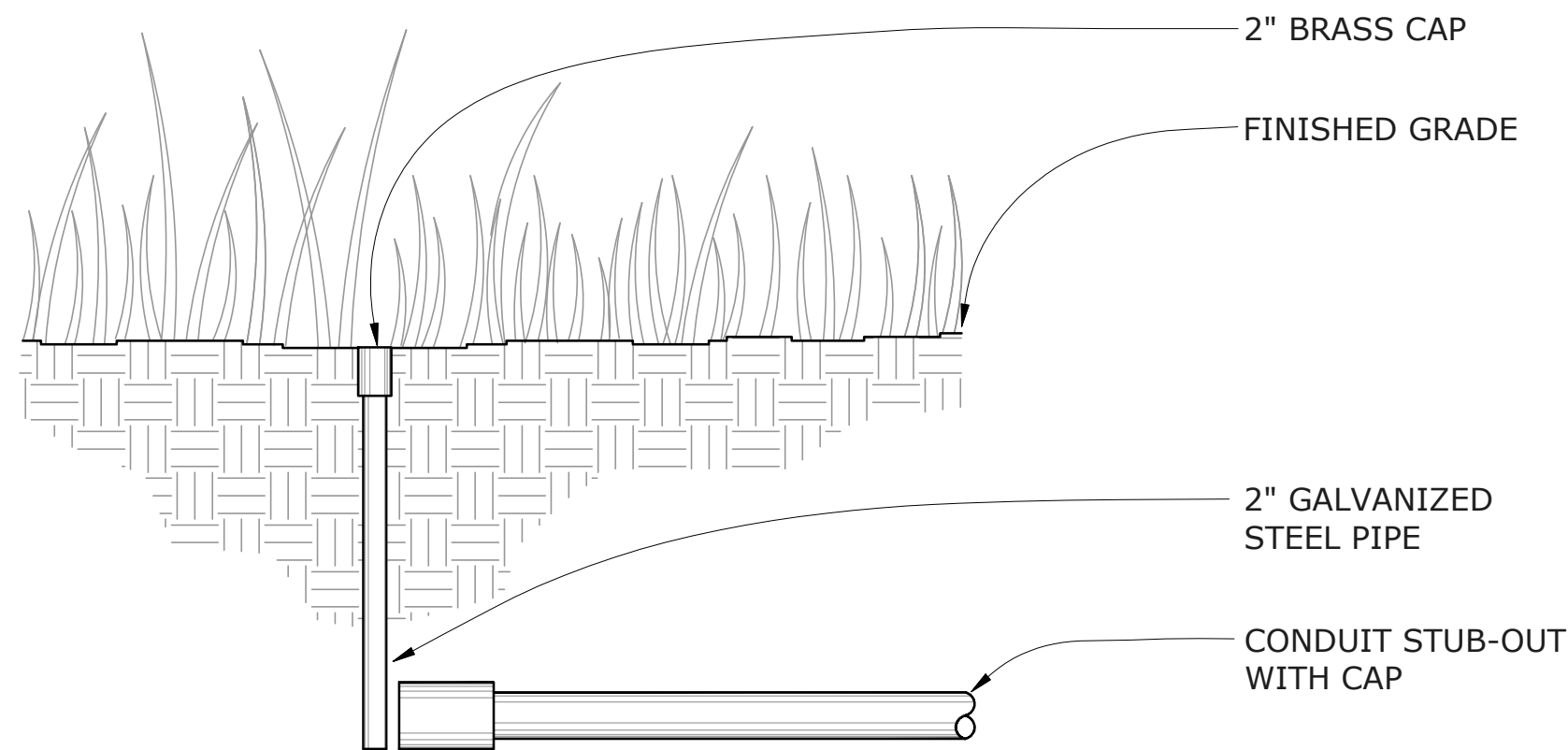
COPPER FEEDER SCHEDULE

FEEDER	CONDUIT	CONDUCTORS
30004	(8) 4"	8 SETS: (4)#500 KCMIL
21004	(6) 4"	5 SETS: (4)#500 KCMIL
6004	(2) 4"	2 SETS: (4)#350 KCMIL & (1)#1/0 G.
4004	(1) 4"	(4)#500 KCMIL & (1)#1/0 G.
*4004	(2) 4"	NONE (FOR FUTURE BUILDINGS)
3004	(1) 3"	(4)#350 KCMIL & (1)#2 G.
2503	(1) 2"	(3)#250 KCMIL & (1)#4 G.
2254	(1) 2 1/2"	(4)#4/0 & (1)#4 G.
2004	(1) 2"	(4)#3/0 & (1)#4 G.
1254	(1) 2"	(4)#1 & (1)#6 G.
1004	(1) 2"	(4)#2 & (1)#6 G.
1003	(1) 1 1/4"	(3)#2 & (1)#6 G.
403	(1) 1"	(3)#4 & (1)#6 G.

FEEDER TAG KEY



NOTE: NOT ALL FEEDERS ON THIS SCHEDULE ARE NECESSARILY USED ON THIS PROJECT.



NOTES:

- ENGRAVE BRASS CAP INDICATING FUNCTION & FINAL DESTINATION
- RECORD ALL ACTUAL STUB-OUT LOCATIONS ON AS-BUILT DRAWINGS

CONDUIT STUB-OUT

SCALE: NOT TO SCALE