

Oakland Unified School District

Board of Education
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Agenda (Long)

Tuesday, November 09, 2010

4:30 PM

Via teleconference from the Biltmore Hotel, 2400 East Missouri Avenue, Phoenix, AZ 85016 and

➤ Board Room, PRB, 1025 2nd Avenue, Oakland, CA 94606

Facilities Committee

Noel Gallo, Chairperson
Jody London, Vice Chairperson
Alice Spearman, Member

A. Call to Order**B. Roll Call****C. Modification(s) To Agenda**

Modification(s) to the Agenda allows for any change in the order of business including, but not limited to, an announcement that an agenda item or legislative file will be considered out of order, that consideration of an item has been withdrawn, postponed, rescheduled or pulled off of the Committee's General Consent Report for separate discussion and possible action. Additionally, all speaker cards for any item or legislative file appearing on the meeting agenda must be in the hands of the Board staff or Committee Chair by the time item C's reached in the agenda. Speaker cards submitted afterwards will be filed."

D. Adoption of Committee Minutes**10-2766****Minutes - Facilities Committee - October 19, 2010****OE-05**

Approval by Facilities Committee of Its Minutes of October 19, 2010.

Attachments: [10-2766 - Minutes - Facilities Committee - October 19, 2010](#)**E. Adoption of the Committee General Consent Report**

Adoption of the Committee General Consent Report means that all legislative items listed under this topic are approved in one motion unless a Member of the Committee requests that an item be removed and voted on separately or otherwise acted upon. Generally, these items are routine in nature and are acted upon in one motion to conserve time and permit focus on other-than-routine legislative items on the agenda.

**[10-2713](#)****Professional Services Facilities Contract - Dowling
Associates, Inc. - Life Academy Renovation/Seismic Retrofit
Project****OE-10**

Approval by the Board of Education of Professional Services Facilities Contract between District and Dowling Associates, Inc., Oakland, CA, for the latter to prepare a traffic study for the relocation of Life Academy from their current location at 2101-35th Avenue to 2111 International Boulevard, with the vendor's attached proposal incorporated into the contract to the extent that it is subordinate to and not inconsistent with the contract terms, in conjunction with the Life Academy Renovation/Seismic Retrofit Project for the period commencing October 14, 2010 and concluding no later than December 31, 2010 in an amount not to exceed \$10,945.00.

Resource Code - 2122-335

Funding Source: General Obligation Bond-Measure B

Attachments: [Document\(s\)](#)



10-2714

Professional Services Facilities Contract - Fidelity Roof Company - Highland New Classroom Building Project

OE-10

Approval by the Board of Education of Professional Services Facilities Contract between District and Fidelity Roof Company, Oakland, CA, for the latter to provide a temporary roof at the Highland RISE Building, which includes, cleaning the debris from the existing cap sheet roof and dispose, applying one coat of hot applied asphalt over the cap sheet roof and install two (2) ply of fiberglass felt while the asphalt is wet, install fiberglass felt on the base flashings, install fiberglass felt at perimeter curbs and seal the edge, and seal the existing flashing, in conjunction with the Highland New Classroom Building Project for the period commencing October 7, 2010 and concluding no later than December 31, 2010 in an amount not to exceed \$12,948.00.

Resource Code - 2122-126

Funding Source: General Obligation Bond-Measure B

Attachments: [Document\(s\)](#)



10-2715

Professional Services Facilities Contract - Lloyd F. McKinney Associates, Inc. - Havenscourt New Classroom Building Project

OE-10

Approval by the Board of Education of Professional Services Facilities Contract between District and Lloyd F. McKinney Associates, Inc., Hayward, CA, for the latter to fulfill emergency request to install six clocks, speakers, and phones in six new portables and tie into head equipment in preparation of the start of school, with the vendor's attached proposal incorporated into the contract to the extent that it is subordinate to and not inconsistent with the contract terms, in conjunction with the Havenscourt New Classroom Building Project for the period commencing November 17, 2010 and concluding no later than December 31, 2010 in an amount not to exceed \$6,682.72.

Resource Code - 2122-207

Funding Source: General Obligation Bond-Measure B**Attachments:** [Document\(s\)](#)**10-2716****Professional Services Facilities Contract - Oakland
Landscaping, Inc. - Montera Middle School Modernization
Project****OE-10**

Approval by the Board of Education of Professional Services Facilities Contract between District and Oakland Landscaping, Inc., Oakland, CA, for the latter to remove lead lawn, plant materials and trees from 3 locations inside the courtyard, roto till and soil condition all lawns and planter areas; regraded as necessary, provide and install new sod lawn in Z areas; renovate existing irrigation in said areas; replace hedges as necessary; activate drip line to landing baskets and install two time clocks, in conjunction with the Montera Middle School Modernization Project for the period commencing August 31, 2010 and concluding no later than October 31, 2010 in an amount not to exceed \$18,750.00.

Resource Code - 2122-125**Funding Source: General Obligation Bond-Measure B****Attachments:** [Document\(s\)](#)**10-2719****Professional Services Facilities Contract - Oakland
Landscaping, Inc. - Manzanita Elementary School
Landscaping Project****OE-10**

Approval by the Board of Education of Professional Services Facilities Contract between District and Oakland Landscaping, Inc., Oakland, CA, for the latter to provide and install six (6) large planter pots 31 inches high by 39 inches wide; provide and install six (6) 15-gallon Manzanita Trees with 24 inches of planting soil and 6 inches of gravel in planter pots; fill eight (8) existing wood plaster boxes at southwest corner of playground with 24 inches of planting soil, six inches of gravel, and three inches of sand; provide and install eight (8) thirty-six inch - box California Sycamore trees in planter boxes; install eight (8) flats of four inch perennial plants, one flat per planter box, in conjunction with the Manzanita Elementary School Landscaping Project for the period commencing October 14, 2010 and concluding no later than December 31, 2010 in an amount not to exceed \$15,000.00.

Resource Code - 2122-137**Funding Source: General Obligation Bond-Measure B****Attachments:** [Document\(s\)](#)

[10-2720](#)

Professional Services Facilities Contract - Professional Services Industries, Inc. (PSI) - Frick Middle School Wellness Center Project

OE-10

Approval by the Board of Education of Professional Services Facilities Contract between District and Professional Services Industries, Inc. (PSI), Oakland, CA, for the latter to provide Abatement Specification and provide air monitoring services during construction, with the vendor's attached proposal incorporated into the contract to the extent that it is subordinate to and not inconsistent with the contract terms, in conjunction with the Frick Middle School Wellness Center Project for the period commencing December 15, 2010 and concluding no later than December 31, 2011 in an amount not to exceed \$8,178,00.

Resource Code - 2122-203

Funding Source: General Obligation Bond-Measure B

Attachments: [Document\(s\)](#)

[10-2721](#)

Professional Services Facilities Contract - SCA Environmental, Inc. - Havenscourt Middle School Health Center Project

OE-10

Approval by the Board of Education of Professional Services Facilities Contract between District and SCA Environmental, Inc., Oakland, CA, for the latter to provide asbestos, lead based paints, and hazardous material survey; prepare an abatement specification and provide abatement monitoring services for the construction of the new Health Center, with the vendor's attached proposal incorporated into the contract to the extent that it is subordinate to and not inconsistent with the contract terms, in conjunction with the Havenscourt Middle School Health Center Project for the period commencing November 18, 2010 and concluding no later than December 31, 2011 in an amount not to exceed \$5,795.00.

Resource Code - 2122-207

Funding Source: General Obligation Bond-Measure B

Attachments: [Document\(s\)](#)

[10-2722](#)

Professional Services Facilities Contract - West Coast Lumber Inspection Bureau - Life Academy Renovation/Seismic Retrofit Project

OE-10

Approval by the Board of Education of Professional Services Facilities Contract between District and West Coast Lumber Inspection Bureau, Tigard, OR, for the latter to evaluate and verify existing lumber used in various locations of the existing Life Academy Building (2111 International Boulevard), including roof joists, plywood sheathing, roof and floor diaphragms, and shear walls, for evaluation of lumber produced in the 1960's for determining current comparable grades, in conjunction with the Life Academy Renovation/Seismic Retrofit Project for the period commencing September 23, 2010 and concluding no later than November 12, 2010 in an amount not to exceed \$7,000.00.

Resource Code - 2122-335

Funding Source: General Obligation Bond-Measure B

Attachments: [Document\(s\)](#)



10-2723

Purchase Order - Campus Security Solutions - Cox New Classroom Building Project

OE-10

Approval the Board of Education of Purchase Order between District and Campus Security Solutions, Campbell, CA, for the latter to provide eleven (11) TV's, DVD/VCR combos, articulating arm mounts, wall supports and associated labor costs of installation in conjunction with the Cox New Classroom Building Project for the period commencing October 18, 2010 and concluding no later than December 31, 2010 in an amount not to exceed \$16,543.00.

Resource Code - 2122-110

Funding Source: General Obligation Bond-Measure B

Attachments: [Document\(s\)](#)



10-2724

Purchase Order - Comtel Systems Technology, Inc. - Cox New Classroom Building Project

OE-10

Approval the Board of Education of Purchase Order between District and Comtel Systems Technology, Inc., for the latter to provide one (1) Rauland Administration Intercom Phone with back box and jack, provide and install cabling from Intermediate Distribution Frame (IDF) Room Termination Block to the Intercom Phone location, program and check and test the new Intercom phone for the period commencing October 1, 2010 and concluding no later than December 31, 2010 in an amount not to exceed \$1,875.00.

Resource Code - 2122-110

Funding Source: General Obligation Bond-Measure B

Attachments: [Document\(s\)](#)



10-2725

Purchase Order - EJK Construction - Lincoln New Classroom Building Project

OE-10

Approval by the Board of Education of Purchase Order between the District and EJK Construction, Oakland, CA, for the latter to furnish and install Pemko 315SSN door sweeps for thirty-three (33) doors in the new classroom building in conjunction with the Lincoln New Classroom Building Project for the period commencing October 3, 2010 and concluding no later than December 31, 2010 in an amount not to exceed \$2,461.14.

Resource Code - 2122-133

Funding Source: General Obligation Bond-Measure B

Attachments: [Document\(s\)](#)



10-2726

Purchase Order - School Specialty - Cox New Classroom Building Project

OE-10

Approval by the Board of Education of Purchase Order between District and School Specialty, Alameda, CA, for the latter to provide and install six (6) cubbie storage cabinets and thirty-six (36) coat hook racks in conjunction with the Cox New Classroom Building Project for the period commencing October 18, 2010 and concluding no later than December 31, 2010 in an amount not to exceed \$3,813.00.

Resource Code - 2122-110

Funding Source: General Obligation Bond-Measure B

Attachments: [Document\(s\)](#)



10-2727

Amendment No. 1, Agreement For Professional Services - Anthony Ogbeide Associates, Inc. - Prescott Elementary School Modernization Project

OE-10

Approval by the Board of Education of Amendment No. 1, Agreement for Professional Services between District and Anthony Ogbeide Associates, Inc., Oakland, CA, for the latter to provide additional Division of State Architect (DSA) inspection services for all construction in conjunction with the Prescott Elementary School Modernization Project, in an additional amount not to exceed \$28,250.00, increasing the Contract not to exceed amount from \$26,250.00 to \$54,600.00. All other terms and conditions of the Contract remain in full force and effect.

Resource Code - 2122-147

Funding Source: General Obligation Bond-Measure B

Attachments: [Document\(s\)](#)



10-2728

Amendment No. 1, Professional Services Agreement - Byrens Kim Design Works - Havenscourt Middle School Health Center Project

OE-10

Approval by the Board of Education of Amendment No. 1, Professional Services Agreement between District and Byrens Kim Design Works (formerly Byrens Associates), Oakland, CA, providing to the latter additional funding to cover Division of State Architect Fees in conjunction with the Havenscourt Middle School Health Center Project, in an additional amount not to exceed \$7,300.00, increasing the Contract not to exceed amount from \$117,400.00 to \$124,700.00. All other terms and conditions of the Contract remain in full force and effect.

Resource Code - 2122-215

Funding Source: General Obligation Bond-Measure B

Attachments: [Document\(s\)](#)



10-2729

**Amendment No. 1, Agreement for Professional Services -
Byrens Kim Design Works - Madison Middle School Health
Center Project**

OE-10

Approval by the Board of Education of Amendment No. 1, Agreement for Professional Services between District and Byrens Kim Design Works (formerly Byrens Associates), Oakland, CA, for the latter to provide additional design services due to changes in OUSD standards during the preparation of the Construction Documents and various other items described in the Scope of Work, incorporated herein by reference as though fully set forth, in conjunction with the Madison Middle School Health Center Project, in an additional amount not to exceed \$4,525.00, increasing the Contract not to exceed amount from \$60,000.00 to \$64,525.00. All other terms and conditions of the Contract remain in full force and effect.

Resource Code - 2122-215

Funding Source: General Obligation Bond-Measure B

Attachments: [Document\(s\)](#)



10-2730

**Amendment No. 2, Agreement for Professional Services -
Byrens Kim Design Works - Madison Middle School Health
Center Project**

OE-10

Approval by the Board of Education of Amendment No. 2, Agreement for Professional Services between District and Byrens Kim Design Works (formerly Byrens Associates), Oakland, CA, for the latter to provide additional architect engineering services for the addition of air conditioning to the computer classroom in conjunction with the Madison Middle School Health Center Project in an additional amount not to exceed \$6,800.00, increasing the Contract not to exceed amount from \$64,545.00 to \$71,325.00. All other terms and conditions of the Contract remain in full force and effect.

Resource Code - 2122-207

Funding Source: General Obligation Bond-Measure B

Attachments: [Document\(s\)](#)



10-2732

**Amendment No. 1, Professional Services Facilities Contract
- Geosphere Consultants - Jefferson Elementary School
Portable Replacement Project**

OE-10

Approval by the Board of Education of Amendment No. 1, Professional Services Facilities Contract between District and Geosphere Consultants, Oakland, CA, for the latter to provide review of criteria from landfill to substantiate their claim that the soil had to go to a landfill; meeting with excavator to review costs for the off haul dollars in conjunction with the Jefferson Elementary School Portable Replacement Project, in an additional amount not to exceed \$1,425.00, increasing the Contract not to exceed amount from \$3,279.00 to \$4,704.00. All other terms and conditions of the Contract remain in full force and effect.

Resource Code - 2122-128

Funding Source: General Obligation Bond-Measure B

Attachments: [Document\(s\)](#)



10-2735

**Project Budget, Key Code and Project Number -
McClymonds High School - Structural Upgrade for Stadium
Light Poles**

OE-10

Approval by the Board of Education of Resolution 1011-0054 - Authorizing and approving the New Project Budget, Key Code and Project Number for McClymonds High School - Structural Upgrade for Stadium Light Poles Project in the amount of \$82,000.00.

Resource Code - 0000-303

Funding Source: Developer Fees

Attachments: [Document\(s\)](#)



10-2736

**Project Budget, Key Code and Project Number - Skyline
High School - Structural Upgrade for Stadium Light Poles
Project**

OE-10

Approval by the Board of Education of Resolution 1011-0053 - Authorizing and approving the New Project Budget, Key Code and Project Number for Skyline High School - Structural Upgrade for Stadium Light Poles Project in the amount of \$82,000.00.

Resource Code - 0000-306

Funding Source: Developer Fees

Attachments: [Document\(s\)](#)

**10-2737****Project Budget, Key Code and Project Number - Oakland
Technical High School - Structural Upgrade for Stadium
Light Poles Project****OE-10**

Approval by the Board of Education of Resolution 1011-0051 - Authorizing and approving the New Project Budget, Key Code and Project Number for Oakland Technical High School - Structural Upgrade for Stadium Light Poles Project in the amount of \$82,000.00

Resource Code - 0000-305

Funding Source: Developer Fees

Attachments: [Document\(s\)](#)

**10-2738****Project Budget, Key Code and Project Number - Castlemont
High School - Structural Upgrade for Stadium Light Poles
Project****OE-10**

Approval by the Board of Education of Resolution 1011-0052 - Authorizing and approving the New Project Budget, Key Code and Project Number for Castlemont High School - Structural Upgrade for Stadium Light Poles Project in the amount of \$82,000.00.

Resource Code - 0000-109

Funding Source: Developer Fees

Attachments: [Document\(s\)](#)

**10-2739****Amendment No. 9, Agreement for Professional Services -
Loving & Campos Architects, Inc. (LCA) - Downtown
Educational Complex Relocation Cole Hot Site Project****OE-10**

Approval by the Board of Education of Amendment No. 9, Agreement for Professional Services between District and Loving & Campos Architects, Inc. (LCA), Oakland, CA, for the latter to provide additional scope to revise drawings for the Hot Site Back-up Data Center at Cole Campus to accommodate the new location of the air conditioning unit and additional construction administration support on a not-to-exceed basis in conjunction with the Downtown Educational Complex Relocation Cole Hot Site Project for the period commencing September 8, 2010 and concluding no later than September 8, 2011, in an additional amount not to exceed \$16,235.00, increasing the Contract not to exceed amount from \$450,295.57 to \$466,530.57. All other terms and conditions of the Contract remain in full force and effect.

Resource Code - 0000-121

Funding Source: State School Building Fund

Attachments: [Document\(s\)](#)

[10-2740](#)

**Amendment No. 1, Professional Services Facilities Contract
- KDI Consultants, Inc. - Downtown Educational Complex
Project**

OE-10

Approval by the Board of Education of Amendment No. 1, Professional Services Facilities Contract between District and KDI Consultants, Inc., Oakland, CA, providing latter additional budget increase to cover inspection services that were needed during the summer due to a significant amount of unforeseen conditions in conjunction with the Downtown Educational Complex Project, in an additional amount not to exceed \$4,500.00, increasing the Contract not to exceed amount from \$15,200.00 to \$19,700.00. All other terms and conditions of the Contract remain in full force and effect.

Resource Code - 0000-121

Funding Source: Developer Fees

Attachments: [Document\(s\)](#)

[10-2741](#)

**Amendment No. 2, Agreement for Professional Services -
MVE Institutional - Downtown Educational Complex
Project**

OE-10

Approval by the Board of Education of Amendment No. 2, Agreement for Professional Services between District and MVE Institutional, Oakland, CA, for the latter to provide additional scope of work to do site coordination, addition of solar panel shade structures in the parking area, relocation of Centro Infantil Annex to allow construction of new MetWest School and photo voltaic security system in conjunction with the Downtown Educational Complex Project, in an additional amount not to exceed \$134,767.50, increasing the Contract not to exceed amount from \$3,923,000.00 to \$4,057,767.50. All other terms and conditions of the Contract remain in full force and effect

Resource Code - 0000-121

Funding Source: County School Facilities Fund

Attachments: [Document\(s\)](#)

[10-2743](#)

**Professional Services Facilities Contract - Jason Zalinski -
Roosevelt Fire Alarm Replacement Project**

OE-10

Approval by the Board of Education of Professional Services Facilities Contract between District and Jason Zalinski, Oakland, CA, for the latter to provide review of plans and specifications, set up a project required documents and reports, coordination and monitoring of special inspectors, observance and inspection of work performed on site, preparation of project related closeout documents and administrative services to support the foregoing, in conjunction with Roosevelt Middle School Fire Alarm Replacement Project, for the period commencing November 18, 2010 and concluding no later than December 31, 2011 in an amount not to exceed \$28,080.00.

Resource Code - 2122

Funding Source: General Obligation Bond-Measure B

Attachments: [Document\(s\)](#)



10-2744

**Agreement for the Lease of Portable Buildings - Gary
Doupnik Manufacturing - Webster Academy CDC
Replacement Project**

OE-10

Approval by the Board of Education of Agreement for the Lease of Portable Buildings between District and Gary Doupnik Manufacturing, Loomis, CA, for the latter to supply and install two (2) 36ft x 40ft portable classrooms in conjunction with the Webster Academy CDC Replacement Project for the period commencing November 18, 2010 and concluding no later than December 31, 2015 in an amount not to exceed \$216,450.00.

Funding Source: General Obligation Bond-Measure B

Attachments: [Document\(s\)](#)



10-2745

**Professional Services Facilities Contract - Schirmer
Engineering - Downtown Educational Complex Project**

OE-10

Approval by the Board of Education of Professional Services Facilities Contract between District and Schirmer Engineering, Concord, CA, for the latter to provide intrusion system consulting services for Phase 1, Increment 2 and Phase 2 in conjunction with the Downtown Educational Complex Project for 64 hours for the period commencing November 18, 2010 and concluding no later than September 30, 2011 in an amount not to exceed \$11,500.00.

Resource Code - 0000-121

Funding Source: County School Facilities Fund

Attachments: [Document\(s\)](#)

F. Unfinished Business

**10-2450****Amendment No. 3 - Professional Services Facilities Contract
- Ninyo & Moore - Life Academy Renovation/Seismic
Retrofit Project****OE-10**

Approval by the Board of Education of Amendment No. 3, Professional Services Facilities Contract between District and Ninyo & Moore, Oakland, CA, for the latter to conduct a Supplemental Site Investigation (SSI) to guide the removal of the contaminated soil at the site; Scope of Work includes project coordination, preparation of a SSI Technical Memo, public notifications, soil removal, site restoration, soil sampling and analysis in conjunction with the Life Academy Renovation/Seismic Retrofit Project for the period commencing September 13, 2011 and concluding no later than June 30, 2011 in an additional amount not to exceed \$35,533.30, increasing the not to exceed amount from \$58,735.30 to \$94,268.30. All other terms and conditions of the Contract remain in full force and effect.

Resource Code - 2122-335**Funding Source: General Obligation Bond-Measure B****Attachments:** [Document\(s\)](#)**Legislative History**

10/5/2010	Facilities Committee	Tabled to a Date Certain
10/19/2010	Facilities Committee	Tabled to a Date Certain

10-2538**Report - Life Academy - Status of Rennovations****OE-10**

A report by the Assistant Superintendent of Facilities Planning and Management regarding the status of the renovations for Life Academy School Site located at 2111 International Boulevard.

Legislative History

10/19/2010	Facilities Committee	Tabled to a Date Certain
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10-2539**Report - District Facility Design Approval Process****OE-10**

A Report by the Assistant Superintendent of Facilities Planning and Management regarding architectural designs approval process for District facilities.

Legislative History

10/19/2010	Facilities Committee	Tabled to a Date Certain
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G. New Business

[10-2746](#)**Measure B - Budget to Actual Expenditures, and Cash Flow Projections****OE-10**

Presentation to the Board of Education of the Measure B (Fund 2122) - Budget to Actual Expenditures, and Cash Projections, as of October 25, 2010.

Resource Code - 2122

Funding Source: General Obligation Bond-Measure B

Attachments: [Document\(s\)](#)

[10-2748](#)**K-5 - Education Specifications and Standards for Facilities - Oakland Unified School District****OE-10**

Adoption by the Board of Education of K-5 "Education Specifications and Standards for Facilities", including but not limited to basic guidelines in the acquisition and development of school sites and in the master planning design and construction facilities for our public schools in the District.

Attachments: [Document\(s\)](#)

H. Public Comments on All Non-Agenda Items Within the Subject Matter Jurisdiction of the Committee

This section of the agenda provides an opportunity for members of the public, for three minutes per person, to directly address the Committee on any item of interest to the public that is within the subject matter jurisdiction of the Committee. The time allocated for this item is not to exceed one hour.

I. Superintendent of Schools or Designee's Committee Liaison Report

This is an oral report to the Public by the Superintendent of Schools or Designee of any information that he/she wishes to share regarding his/her past, present or future personal or official activities.

J. Introduction of New Legislative Matter

This section of the Agenda is devoted to the introduction of new legislative matter within the subject matter jurisdiction of the committee by a Committee member.

K. Adjournment