

Oakland Unified School District

Board of Education
Paul Robeson Building
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DRAFT



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Minutes (Long)

Tuesday, April 19, 2011

4:30 PM

**Board Room, Paul Robeson Building, 1025 2nd Avenue, Oakland, CA
94606-2212**

Facilities Committee

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

A. Call to Order

Acting Committee Chair Jody London called the meeting to order at 4:38 P.M.

B. Roll Call

Roll Call: Present: Jody London and Alice Spearman
Absent: Noel Gallo

C. Speaker Request Cards/Modification(s) To Agenda

None.

D. Adoption of Committee Minutes



[11-0897](#) Minutes - Facilities Committee - April 5, 2011

Approval by the Facilities Committee of It's Meeting Minutes of April 5, 2011.

Attachments: [11-0897 - Minutes - Facilities Committee - April 5, 2011](#)

A motion was made by Alice Spearman, seconded by Jody London, that this matter be Adopted. The motion carried by the following vote:

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Jody London and Alice Spearman
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

E. Adoption of the Committee General Consent Report



[11-0154](#) Project Budget, Key Code and Project Number - Allendale Elementary School Fire and Intrusion Alarm Replacement Project

Approval by the Board of Education of Resolution 1011-0107 - Authorizing and approving the New Project Budget, Key Code and Project Number for Allendale Elementary School Fire and Intrusion Alarm Replacement Project in an amount not to exceed \$555,500.00.

Resource Code - 2122-101

Funding Source: GO Bond-Measure B

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Jody London and Alice Spearman
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0



11-0750

Project Budget, Key Code and Project Number - Roosevelt Middle School Modernization Project

Approval by the Board of Education of Resolution 1011-0160 - Authorizing and approving the Project Budget, Key Code and Project Number for Roosevelt Middle School Modernization Project in the amount of \$1,000,000.00.

Resource Code - 2122-212

Funding Source: GO Bond-Measure B

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Jody London and Alice Spearman
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0



11-0783

Award of Bid and Construction Contract - Rodan Builders, Inc. - Claremont Middle School Tunnel Air Grant Project

Approval by the Board of Education of Resolution No. 1011-0159 - Award of Bid and Construction Contract between District and Rodan Builders, Inc., Burlingame, CA, for the latter, as the lowest responsive, responsible bidder and rejecting all other bids, if any, to provide installation of new energy efficient HVAC units in Building A, B and C and installation of new TPO roofing on Building A, B and C in conjunction with the Claremont Middle School Tunnel Air Grant Project for the period commencing April 28, 2011 and ending August 7, 2011 in the amount of \$1,438,000.00.

Resource Code - 0000-201

Funding Source: Caldecott Improvement Project

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Jody London and Alice Spearman
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0



11-0785

Professional Services Facilities Contract - Consolidated Engineering Laboratories - Lowell Middle School Health Center Project

Approval by the Board of Education of Professional Services Facilities Contract between District and Consolidated Engineering Laboratories, Oakland, CA, for the latter to provide field inspection for reinforced concrete-mix design review, concrete placement, concrete sampling, and compression testings; miscellaneous steel welding, shop inspection, field inspection and epoxy dowels and closeout report in conjunction with the Lowell Middle School Health Center Project for the period commencing April 28, 2011 and concluding no later than April 14, 2012 in an amount not to exceed \$5,119.00.

Resource Code - 2122-204

Funding Source: GO Bond-Measure B

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Jody London and Alice Spearman
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0

Preferential Nay: 0

**11-0786****Professional Services Facilities Contract - Consolidated Engineering Laboratories - Lowell Middle School Modernization Project**

Approval by the Board of Education of Professional Services Facilities Contract between District and Consolidated Engineering Laboratories, Oakland, CA, for the latter to provide field inspection for reinforced concrete-mix design review, concrete placement, concrete sampling, and compression testing; miscellaneous steel welding, shop inspection, field inspection and epoxy dowels and closeout report, with the attached quotation incorporated into the contract to the extent that it is subordinate to and not inconsistent with the contract terms, in conjunction with the Lowell Middle School Modernization Project for the period commencing April 20, 2011 and concluding no later than September 1, 2011 in an amount not to exceed \$46,672.50.

Resource Code - 2122-204

Funding Source: GO Bond-Measure B

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Jody London and Alice Spearman
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**11-0787****Professional Services Facilities Contract - Ninyo & Moore - Santa Fe Paving Replacement Project**

Approval by the Board of Education of Professional Services Facilities Contract between District and Ninyo & Moore, Oakland, CA, for the latter to perform Task 1-Environmental Site Assessment-Shallow environmental soil sampling to evaluate potential impacts in soil from historic site use, including an analysis of Title 22 Metals EPA method 5010B, organ chlorine pesticides (OCP's) by EPA methods and Task 2 - Geotechnical Observation and Testing in conjunction with the Santa Fe Paving Replacement Project for the period commencing April 27, 2011 and concluding no later than April 1, 2012, in an amount not to exceed \$14,454.00.

Resource Code - 1414-150

Funding Source: Deferred Maintenance

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0

Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Jody London and Alice Spearman
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**11-0788****Professional Services Facilities Contract - Simplex Grinnell - Lowell Middle School Modernization Project**

Approval by the Board of Education of Professional Services Facilities Contract between District and Simplex Grinnell, Livermore, CA, for the latter to provide supervision to the electrical contractor and/or low-voltage installer of the fire alarm system during the critical path periods - conduit installation, wire pulling, wire continuity review/testing, termination/trimming of devices - with the attached quotation incorporated into the contract to the extent that it is subordinate to and not inconsistent with the contract terms, in conjunction with the Lowell Middle School Modernization Project for the period commencing April 28, 2011 and concluding no later than October 1, 2012 in an amount not to exceed \$16,200.00.

Resource Code - 2122-204

Funding Source: GO Bond-Measure B

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Jody London and Alice Spearman
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**11-0789****Professional Services Facilities Contract - Simplex Grinnell - Downtown Educational Complex Project**

Approval by the Board of Education of Professional Services Facilities Contract between District and Simplex Grinnell, Livermore, CA, for the latter to provide technical supervision to the electrical contractor and/or low-voltage installer of the fire alarm system during the critical path periods - conduit installation, wire pulling, wire continuity review/testing, termination/trimming of devices - with the attached quotation incorporated into the contract to the extent that it is subordinate to and not inconsistent with the contract terms, in conjunction with the Downtown Educational Complex Project for the period commencing April 28, 2011 and concluding no later than April 6, 2012 in an amount not to exceed \$16,200.00.

Resource Code - 3535-121

Funding Source: County School Facilities Fund

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Jody London and Alice Spearman
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0



11-0794

Amendment No. 2 - CDW Government - Downtown Educational Complex Project

Approval by the Board of Education of Amendment No. 2, Purchase, Delivery and Installation Contract between District and CDW Government, Chicago, IL, CA, for the latter to provide additional equipment needed in order to duplicate redundancy at Cole Data Center Back-up Site, including routers, storage and programming services and licenses for NetApp Applications in conjunction with the Downtown Educational Complex Project, in an additional amount not to exceed \$137,692.69, increasing the Contract not to exceed amount from \$740,171.75 to \$877,684.44. All other terms and conditions of the Contract remain in full force and effect.

Resource Code - 2122-121

Funding Source: GO Bond-Measure B

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Jody London and Alice Spearman
Nay: 0
Recused: 0

Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**11-0795****Amendment No. 9 - Gelfand/RNP - Cox New Classroom Building Project**

Approval by the Board of Education of Amendment No. 9 between District and Gelfand/RNP, San Francisco, CA, for the latter to provide Architectural and MEP Design Services as well as Acoustical Testing required by CHPS, but was not included in the Commissioning Agent's Contract, in conjunction with the Cox New Classroom Building Project, in an additional amount not to exceed \$12,320.00, increasing the Contract not to exceed amount from \$1,336,409.00 to 1,348,729.00. All other terms and conditions of the Contract remain in full force and effect.

Resource Code - 2122-840

Funding Source: GO Bond-Measure B

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Jody London and Alice Spearman
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**11-0796****Amendment No. 1 - Professional Service Industries (PSI) - Hintil KUU CDC Building Replacement Project**

Approval by the Board of Education of Amendment No. 1, Professional Services Facilities Contract, between District and Professional Service Industries (PSI), Oakland, CA, for the latter to provide site specific ground motion analysis for the new building project in accordance with the 2010 CBC in conjunction with the Hintil KUU CDC Building Replacement Project, in an additional amount not to exceed \$2,500.00, increasing the Contract not to exceed amount from \$11,890.00 to \$14,390.00. All other terms and conditions of the Contract remain in full force and effect.

Resource Code - 2122-840

Funding Source: GO Bond-Measure B

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0

Adv Abstain: 0
Aye: 2 - Jody London and Alice Spearman
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**11-0797****Amendment No. 1 - Professional Service Industries (PSI) - Laurel CDC Building Replacement Project**

Approval by the Board of Education of Amendment No. 1, Professional Services Facilities Contract, between District and Professional Service Industries (PSI), Oakland, CA, for the latter to provide site-specific ground motion analysis in accordance with the 2010 CBC as well as provide an addendum latter/report to be submitted to CGS in conjunction with the Laurel CDC Building Replacement Project, in an additional amount not to exceed \$2,500.00, increasing the Contract not to exceed amount from \$11,690.00 to \$14,190.00. All other terms and conditions of the Contract remain in full force and effect.

Resource Code - 2122-820

Funding Source: GO Bond-Measure B

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Jody London and Alice Spearman
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**11-0804****Award of Bid and Construction Contract - A&E Emaar - Montclair Elementary School Interim Housing Phase 2 Project**

Approval by the Board of Education of Resolution No. 1011-0159 - Award of Bid and Construction Contract between District and A&E Emaar, Albany, CA, for the latter, as the lowest responsive, responsible bidder and rejecting all other bids, if any, to provide relocation of five site portables, delivery and installation of two additional portable classrooms, demolition of two existing portables and the cafeteria, installation of underground utilities for the new school and installation of a new site fire hydrant in conjunction with the Montclair Elementary School Interim Housing Phase 2 Project for the period commencing April 29, 2011 and ending October 6, 2011 in the amount of \$570,000.00.

Resource Code - 2122-143

Funding Source: GO Bond-Measure B**Attachments:** [Document\(s\)](#)**This Matter was Recommended Favorably on the Consent Agenda.**

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Jody London and Alice Spearman
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**11-0805****Change Order No. 2 - Evans Brothers, Inc. - Downtown Educational Complex Project**

Approval by the Board of Education of Change Order No. 2 to Construction Contract with Evans Brothers, Inc., Livermore, CA, for the latter to remove the existing brick and concrete footing at the site; truck and disposal of brick and concrete debris; excavate petroleum contaminated soil and perform other related services described herein in conjunction with the Downtown Educational Complex Project, in the additional amount of \$31,822.00, increasing the Agreement from a not to exceed amount of \$972,947.00 to \$1,004,769.00. All other terms and conditions of the Agreement remain in full force and effect

Resource Code - 2122-121**Funding Source: GO Bond-Measure B****Attachments:** [Document\(s\)](#)**This Matter was Recommended Favorably on the Consent Agenda.**

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Jody London and Alice Spearman
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**11-0806****Change Order No. 3 - Focon, Inc. - Stonehurst Small School Conversion Project**

Approval by the Board of Education of Change Order No. 3 to Construction Contract with Focon, Inc., Oakland, CA, for the latter to provide additional ramp paving; modifications to portables electrical panels; replace damaged electrical pull box and various other items described herein in conjunction with the Stonehurst Small School Conversion Project, in the additional amount of \$12,955.23, increasing the Agreement from a not to exceed amount of \$220,793.56 to \$233,748.79. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-155

Funding Source: GO Bond-Measure B

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Jody London and Alice Spearman
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0



11-0807

Change Order No. 4 - Focon, Inc. - Stonehurst Small School Conversion Project

Approval by the Board of Education of Change Order No. 4 to Construction Contract with Focon, Inc., Oakland, CA, for the latter to protect utility boxes in fire lane and install fuses in two (2) electrical boxes in conjunction with the Stonehurst Small School Conversion Project, in the additional amount of \$16,162.20, increasing the Agreement from a not to exceed amount of \$233,748.79 to \$249,910.99. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-155

Funding Source: GO Bond-Measure B

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Jody London and Alice Spearman
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**11-0808****Change Order No. 1 - Masterpiece Painting - Washington Small School Conversion Project**

Approval by the Board of Education of Change Order No. 1 to Construction Contract with Masterpiece Painting, Oakland, CA, for the latter to paint auditorium/Multi-purpose walls and ceiling in conjunction with the Washington Small School Conversion Project, in the additional amount of \$8,000.00, increasing the Agreement from a not to exceed amount of \$91,000.00 to \$99,000.00. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-161

Funding Source: GO Bond-Measure B

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Jody London and Alice Spearman
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**11-0809****Change Order No. 1 - Rodan Builders, Inc. - Lowell Middle School Modernization Project**

Approval by the Board of Education of Change Order No. 1 to Construction Contract with Rodan Builders, Inc., Belmont, CA, providing for a contract reduction regarding completed Lowell Middle School Modernization Project, in the amount of \$3,077.00, decreasing the Agreement from a not to exceed amount of \$517,000.00 to \$513,923.00. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-204

Funding Source: GO Bond-Measure B

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Jody London and Alice Spearman
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**11-0810****Change Order No. 1 - West Bay Builders, Inc. - Oakland High School Modernization Project**

Approval by the Board of Education of Change Order No. 1 to Construction Contract with West Bay Builders, Inc., Novato, CA, for the latter to provide (214) RFI #623 - Provide EF and HV Controls; (101) Bulletin #14B - Replace exterior and canopy lights; (36) Upgrade to premium tectum color and perform various other tasks described herein in conjunction with the Oakland High School Modernization Project in the additional amount of \$158,948.00, increasing the Agreement from a not to exceed amount of \$21,110,000.00 to \$21,268,948.00. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-304

Funding Source: GO Bond-Measure B

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Jody London and Alice Spearman
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**11-0816****Professional Services Facilities Contract - AON - Santa Fe CDC Fire Alarm Project**

Approval by the Board of Education of Professional Services Facilities Contract between District and AON, Concord, CA, for the latter to provide design and construction administration services, with the design services including preparation of drawings, specifications for the replacement of the fire alarm system and construction administration including services during the bidding phase, the construction phase and the DSA closeout phase, with the 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 Santa Fe CDC Fire Alarm Project for the period commencing April 28, 2011 and concluding no later than December 31, 2013 in an amount not to exceed \$19,050.00.

Resource Code - 2122-837

Funding Source: GO Bond-Measure B

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0

Adv Abstain: 0
Aye: 2 - Jody London and Alice Spearman
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**11-0817****Professional Services Facilities Contract - AON - Joaquin Miller Fire and Intrusion Alarm Project**

Approval by the Board of Education of a Professional Services Facilities Contract between District and AON, Concord, CA, for the latter to provide design and construction administration services, with the design services including preparation of drawings, specifications for the replacement of the fire alarm system and the coordination of the DSA approval of the drawings and specifications and construction administration including services during the bidding phase, the construction phase and the DSA closeout phase, with the 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 Joaquin Miller Fire and Intrusion Alarm Project for the period commencing April 28, 2011 and concluding no later than December 31, 2013 in an amount not to exceed \$68,938.00.

Resource Code - 2122-142

Funding Source: GO Bond-Measure B

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Jody London and Alice Spearman
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**11-0818****Professional Services Facilities Contract - AON - Lafayette Elementary School Fire Alarm Project**

Approval by the Board of Education of Professional Services Facilities Contract between District and AON, Concord, CA, for the latter to provide design and construction administration services, with the design services including preparation of drawings, specifications for the replacement of the fire alarm system and the coordination of the DSA approval of the drawings and specifications and construction administration including services during the bidding phase, the construction phase and the DSA closeout phase, with the 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 Lafayette Elementary School Fire Alarm Project for the period commencing April 28, 2011 and concluding no later than December 31, 2013 in an amount not to exceed \$71,002.00.

Resource Code - 2122-129

Funding Source: GO Bond-Measure B

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Jody London and Alice Spearman
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0



11-0819

Professional Services Facilities Contract - AON - Foster Elementary School Fire Alarm Project

Approval by the Board of Education of Professional Services Facilities Contract between District and AON, Concord, CA, for the latter to provide design and construction administration services, with the design services including preparation of drawings, specifications for the replacement of the fire alarm system and the coordination of the DSA approval of the drawings and specifications and construction administration including services during the bidding phase, the construction phase and the DSA closeout phase, with the 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 Foster Elementary School Fire Alarm Project for the period commencing April 28, 2011 and concluding no later than December 31, 2013 in an amount not to exceed \$52,500.00.

Resource Code - 2122-184

Funding Source: GO Bond-Measure B

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0

Aye: 2 - Jody London and Alice Spearman
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**11-0820****Professional Services Facilities Contract - AON - Arts (Far West High School)
Fire Alarm Project**

Approval by the Board of Education of Professional Services Facilities Contract between District and AON, Concord, CA, for the latter to provide design and construction administration services, with the design services including preparation of drawings, specifications for the replacement of the fire alarm system and the coordination of the DSA approval of the drawings and specifications and construction administration including services during the bidding phase, the construction phase and the DSA closeout phase, with the 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 Arts (Far West High School) Fire Alarm Project for the period commencing April 28, 2011 and concluding no later than December 31, 2013 in an amount not to exceed \$44,000.00.

Resource Code - 2122-214

Funding Source: GO Bond-Measure B

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Jody London and Alice Spearman
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**11-0821****Professional Services Facilities Contract - AON - Glenview Elementary School
Fire Alarm Project**

Approval by the Board of Education of Professional Services Facilities Contract between District and AON, Concord, CA, for the latter to provide design and construction administration services, with the design services including preparation of drawings, specifications for the replacement of the fire alarm system and the coordination of the DSA approval of the drawings and specifications and construction administration including services during the bidding phase, the construction phase and the DSA closeout phase, with the 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 Glenview Elementary School Fire Alarm Project for the period commencing April 28, 2011 and concluding no later than December 31, 2013 in an amount not to exceed \$71,002.00.

Resource Code - 2122-119

Funding Source: GO Bond-Measure B

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Jody London and Alice Spearman
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0



11-0822

Professional Services Facilities Contract - AON - Bella Vista Elementary School Fire Alarm Project

Approval by the Board of Education of Professional Services Facilities Contract between District and AON, Concord, CA, for the latter to provide design and construction administration services, with the design services including preparation of drawings, specifications for the replacement of the fire alarm system and the coordination of the DSA approval of the drawings and specifications and construction administration including services during the bidding phase, the construction phase and the DSA closeout phase, with the 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 Bella Vista Elementary School Fire Alarm Project for the period commencing April 28, 2011 and concluding no later than December 31, 2013 in an amount not to exceed \$78,172.00.

Resource Code - 2122-102

Funding Source: GO Bond-Measure B

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0

Aye: 2 - Jody London and Alice Spearman
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**11-0823****Professional Services Facilities Contract - AON - Allendale Elementary School Fire Alarm Project**

Approval by the Board of Education of Professional Services Facilities Contract between District and AON, Concord, CA, for the latter to provide design and construction administration services, with the design services including preparation of drawings, specifications for the replacement of the fire alarm system and the coordination of the DSA approval of the drawings and specifications and construction administration including services during the bidding phase, the construction phase and the DSA closeout phase, with the 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 Allendale Elementary School Fire Alarm Project for the period commencing April 28, 2011 and concluding no later than December 31, 2013 in an amount not to exceed \$68,222.00.

Resource Code - 2122-101

Funding Source: GO Bond-Measure B

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Jody London and Alice Spearman
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**11-0824****Professional Services Facilities Contract - AON - Piedmont Fire and Intrusion Alarm Project**

Approval by the Board of Education of Professional Services Facilities Contract between District and AON, Concord, CA, for the latter to provide design and construction administration services, with the design services including preparation of drawings, specifications for the replacement of the fire alarm system and the coordination of the DSA approval of the drawings and specifications and construction administration including services during the bidding phase, the construction phase and the DSA closeout phase, with the 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 Piedmont Fire and Intrusion Alarm Project for the period commencing April 28, 2011 and concluding no later than December 31, 2013 in an amount not to exceed \$81,572.00.

Resource Code - 2122-146

Funding Source: GO Bond-Measure B

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Jody London and Alice Spearman
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0



11-0826

Professional Services Facilities Contract - AON - Lockwood CDC Fire and Intrusion Alarm Project

Approval by the Board of Education of Professional Services Facilities Contract between District and AON, Concord, CA, for the latter to provide design and construction administration services, with the design services including preparation of drawings, specifications for the replacement of the fire alarm system and the coordination of the DSA approval of the drawings and specifications and construction administration including services during the bidding phase, the construction phase and the DSA closeout phase, with the 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 Lockwood CDC Fire and Intrusion Alarm Project for the period commencing April 28, 2011 and concluding no later than December 31, 2013 in an amount not to exceed \$22,000.00.

Resource Code - 2122-823

Funding Source: GO Bond-Measure B

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0

Aye: 2 - Jody London and Alice Spearman
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**11-0827****Professional Services Facilities Contract - Simplex Grinnell - Highland New Classroom Fire Alarm Project**

Approval by the Board of Education of Professional Services Facilities Contract between District and Simplex Grinnell, Livermore, CA, for the latter to provide supervision to the electrical contractor and/or low voltage installer of the fire alarm system during the construction period, including providing one Simplex technician for 2 days a week, in 2-8 hour increments, up to 96 hours, with the attached quotation incorporated into the contract to the extent that it is subordinate to and not inconsistent with the contract terms, in conjunction with the Highland New Classroom Fire Alarm Project for the period commencing April 28, 2011 and concluding no later than December 31, 2012 in an amount not to exceed \$12,960.00.

Resource Code - 2122-126

Funding Source: GO Bond-Measure B

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Jody London and Alice Spearman
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**11-0828****Professional Services Facilities Contract - Simplex Grinnell - Cesar Chavez Education Center Fire Alarm Replacement Project**

Approval by the Board of Education of Professional Services Facilities Contract between District and Simplex Grinnell, Livermore, CA, for the latter to provide supervision to the electrical contractor and/or low voltage installer of the fire alarm system during the critical path periods - conduit installation, wire pulling, wire continuity review/testing and termination/trimming of devices, with the attached quotation incorporated into the contract to the extent that it is subordinate to and not inconsistent with the contract terms, in conjunction with the Cesar Chavez Education Center Fire Alarm Replacement Project for the period commencing May 15, 2011 and concluding no later than December 31, 2012 in an amount not to exceed \$9,940.00.

Resource Code - 2122-186**Funding Source: GO Bond-Measure B****Attachments:** [Document\(s\)](#)**This Matter was Recommended Favorably on the Consent Agenda.**

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Jody London and Alice Spearman
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**11-0829****Professional Services Facilities Contract - Simplex Grinnell - Claremont HVAC Replacement Project**

Approval by the Board of Education of Professional Services Facilities Contract between District and Simplex Grinnell, Livermore, CA, for the latter to provide supervision to the electrical contractor and/or low voltage installer of the fire alarm system during the critical path periods - conduit installation, wire pulling, wire continuity review/testing, termination/trimming of devices - with the attached quotation incorporated into the contract to the extent that it is subordinate to and not inconsistent with the contract terms, in conjunction with the Claremont HVAC Replacement Project for the period commencing April 28, 2011 and concluding no later than December 1, 2011 in an amount not to exceed \$4,860.00.

Resource Code - 1414-201**Funding Source: Deferred Maintenance****Attachments:** [Document\(s\)](#)**This Matter was Recommended Favorably on the Consent Agenda.**

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Jody London and Alice Spearman
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**11-0830****Professional Services Facilities Contract - KDI Consultants, Inc. - Prescott Elementary School Modernization Phase 2 Project**

Approval by the Board of Education of Professional Services Facilities Contract between District and KDI Consultants, Inc., Oakland, CA, for the latter to provide Division of State Architect (DSA) inspection services in conjunction with the Prescott Elementary School Modernization Phase 2 Project for the period commencing April 28, 2011 and concluding December 31, 2011 in an amount not to exceed \$16,200.00.

Resource Code - 2122-147

Funding Source: GO Bond-Measure B

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Jody London and Alice Spearman
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0



11-0831

Professional Services Facilities Contract - Baseline Design, Inc. - Santa Fe CDC Paving Project

Approval by the Board of Education of Professional Services Facilities Contract between District and Baseline Design, Inc., Alameda, CA, for the latter to provide Civil Engineering services to encompass the complete removal and replacement of 85,000 square feet of asphaltic pavement, improvement of the surface drainage condition at the school playground area, and the design for the new concrete driveway and concrete pad at the existing dumpster area, in conjunction with the Santa Fe CDC Paving Project for the period commencing April 28, 2011 and concluding no later than April 14, 2012 in an amount not to exceed \$70,000.00.

Resource Code - 1414-150

Funding Source: Deferred Maintenance

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Jody London and Alice Spearman
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**11-0836****Amendment No. 2, Professional Services Facilities Contract - Mobile Modular Management Corp. - Jefferson Portable Relocation Project**

Approval by the Board of Education of Amendment No. 2, Professional Services Facilities Contract, between District and Mobile Modular Management Corp., Livermore, CA, for the latter to dismantle and remove eight (8) leased Mobile Modular portables (labels Nos. 8, 9, 10, 11, 12, 13, 14 and 15), including a crane to hoist one (1) Mobile Modular and two (2) District owned portables from the middle yard to the upper yard in conjunction with the Jefferson Portable Relocation Project, in an additional amount not to exceed \$33,550.00, increasing the Contract not to exceed amount from \$106,955.00 to \$140,505.00. All other terms and conditions of the Contract remain in full force and effect.

Resource Code - 2122-128

Funding Source: GO Bond-Measure B

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Jody London and Alice Spearman
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**11-0838****Change Order No. 1 - Albay Construction - Madison Health Center Project**

Approval by the Board of Education of Change Order No. 1 to Construction Contract with Albay Construction, Martinez, CA, for the latter to raise existing gas line, fan curbs and roofing, interior insulation, paving grade changes and various other items described herein in conjunction with the Madison Health Center Project, in the additional amount of \$47,746.00, increasing the Agreement from \$844,000.00 to \$891,746.00. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-215

Funding Source: GO Bond-Measure B

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Jody London and Alice Spearman
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo

Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**11-0839****Change Order No. 1 - Angotti & Reilly - Stonehurst Restroom Modernization Project**

Approval by the Board of Education of Change Order No. 1 to Construction Contract with Angotti & Reilly, San Francisco, CA, for the latter to added frame at D17, relocate duct work at C07 and C08, ADA toilet revision and various other items described herein in conjunction with the Stonehurst Restroom Modernization Project in the additional amount of \$11,148.19, increasing the Agreement from \$459,950.00 to \$471,098.19. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 3535-155

Funding Source: County School Facilities Fund

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Jody London and Alice Spearman
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**11-0840****Change Order No. 2 - Bay Cities Paving and Grading - McClymonds Football Field Replacement Project**

Approval by the Board of Education of Change Order No. 2 to Construction Contract with Bay Cities Paving and Grading, Oakland, CA, for the latter to replace chain link fencing at 26th and Linden sides of field in conjunction with the McClymonds Football Field Replacement Project in the additional amount of \$92,414.00, increasing the Agreement from \$1,397,312.00 to \$1,489,726.00. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 3535-303

Funding Source: County School Facilities Fund

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Jody London and Alice Spearman

Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**11-0841****Change Order No. 3 - Bay Cities Paving and Grading - McClymonds Football Field Replacement Project**

Approval by the Board of Education of Change Order No. 3 to Construction Contract with Bay Cities Paving and Grading, Oakland, CA, for the latter to acceleration for Astro turf, cleanup and resurfacing of asphalt areas around field, regrading of the Football Field subgrade in conjunction with the McClymonds Football Field Replacement Project in the additional amount of \$80,636.00, increasing the Agreement from \$1,489,726.00 to \$1,570,362.00. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 3535-303

Funding Source: County School Facilities Fund

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Jody London and Alice Spearman
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**11-0848****Amendment No. 1, Professional Services Facilities Contract - KDI Consultants, Inc. - Oakland High School Health Clinic Project**

Approval by the Board of Education of Amendment No. 1, Professional Services Facilities Contract between District and KDI Consultants, Inc., Oakland, CA, for the latter to provide additional inspection services due to a significant amount of added scope due largely in part to unforeseen conditions i.e. flooring, work being extended due to logistics not anticipated in the original phasing plan, in conjunction with the Oakland High School Health Clinic Project, extending the contract period of January 12 2009 through December 31, 2010 to December 31, 2011, in an additional amount not to exceed \$15,120.00, increasing the Contract not to exceed amount from \$65,890.00 to \$81,010.00. All other terms and conditions of the Contract remain in full force and effect.

Resource Code - 2122-304

Funding Source: GO Bond-Measure B

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Jody London and Alice Spearman
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0



11-0849

Amendment No. 2, Professional Services Facilities Contract - KDI Consultants, Inc. - Oakland High School Modernization Project

Approval by the Board of Education of Amendment No. 2, Professional Services Facilities Contract between District and KDI Consultants, Inc., Oakland, CA, for the latter to provide additional Division of State Architect inspection services due to significant amount of added scope due to unforeseen conditions i.e. flooring, Fire Department hammerhead foundations, paving scope, Building G toilet rooms and work being extended due to logistics not anticipated in the original phasing plan in conjunction with the Oakland High School Modernization Project in an additional amount not to exceed \$73,440.00, increasing the Contract not to exceed amount from \$684,720.00 to \$758,160.00. All other terms and conditions of the Contract remain in full force and effect.

Resource Code - 2122-304

Funding Source: GO Bond-Measure B

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Jody London and Alice Spearman
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0



11-0850

Amendment No. 3, Professional Services Facilities Contract - Public Economics, Inc. - Division of Facilities, Planning and Management Project

Approval by the Board of Education of Amendment No. 3, Professional Services Facilities Contract, between District and Public Economics, Inc., Orange, CA, for the latter to provide additional background information to District staff and/or District's Board of Trustees about redevelopment and pass-through entitlements in general and various other items described herein in conjunction with the Division of Facilities, Planning and Management Project and extending the contract period of July 1, 2007 through June 30, 2010 to June 30, 2012, at no additional cost to the District. All other terms and conditions of the Contract remain in full force and effect.

Resource Code - 2122-918

Funding Source: GO Bond-Measure A

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
 Adv Nay: 0
 Adv Abstain: 0
 Aye: 2 - Jody London and Alice Spearman
 Nay: 0
 Recused: 0
 Absent: 1 - Noel Gallo
 Preferential Aye: 0
 Preferential Abstention: 0
 Preferential Nay: 0



11-0857

Amendment No. 1, Professional Services Facilities Contract - 360 Total Concept, LLC - Division of Facilities, Planning and Management Project

Approval by the Board of Education of Amendment No. 1, Professional Services Facilities Contract, between District and 360 Total Concept, LLC, Oakland, CA, for the latter to include within its Scope of Services the role of Community / Subcontractor Liaison, including but not limited to, coordination technical assistance / community benefit workshops for all subcontractors on the lease leaseback teams; serve as liaison/ombudsperson for conflict-resolution under the support / guidance of the Office of the General Counsel, and provide regular briefings with public officials and the community through monthly status-updates on the projects in conjunction with the Division of Facilities, Planning and Management Project, in an additional amount not to exceed \$95,400.00, increasing the Contract not to exceed amount from \$180,000.00 to \$275,400.00, for the period October 14, 2010 through October 14, 2011. All other terms and conditions of the Contract remain in full force and effect.

Resource Code - 2122-918

Funding Source: GO Measure B

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
 Adv Nay: 0
 Adv Abstain: 0

Aye: 2 - Jody London and Alice Spearman
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

Passed The Committee General Consent Report

A motion was made by Alice Spearman, seconded by Jody London, including all the preceding items marked as having been adopted on the Consent Agenda. The motion carried by the following vote:

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Jody London and Alice Spearman
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

F. Unfinished Business



11-0037 Facilities Committee 2011 Work Plan

Adoption by the Facilities Committee Work Plan for Calendar Year 2011, as specified herein, and incorporated herein by reference as though fully set forth.

Attachments: [Document\(s\)](#)
[11-0037 - Facilities Committee 2011 Work Plan - Updated 4-5-11.pdf](#)

Acting Chair London said the Facilities Committee Work Plan does include some action items and meeting dates in July when the Board is in recess. She said the version of the Work Plan posted with today's meeting continues to carry those meeting dates.

The Facilities Committee Work Plan was adopted as amended with the exception of the meetings scheduled in July.

A motion was made by Alice Spearman, seconded by Jody London, that this matter be Adopted as Amended. The motion carried by the following vote:

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Jody London and Alice Spearman

Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

G. New Business

11-0877 Report - Claremont Middle School - Restroom Repairs

Presentation by the Assistant Superintendent for Facilities, Planning and Management, Buildings & Grounds and Custodial Services responding to the Committee's query on the status of repairs to restrooms at Claremont Middle School.

Leroy Stokes, Director, Buildings & Grounds, responded to Acting Chair London's concerns raised at the last committee meeting regarding some needed repairs at Claremont Middle School. Mr. Stokes reported the following repairs were made: The petitions in the girl's restroom, the locks in the main building, the restroom leading to the courtyard, and the girl's restroom in the gym.

Acting Chair London thanked Mr. Stokes for the following up and said she will talk to him about some additional needs at Claremont.

Discussed and Closed



11-0878 Report - Paul Robeson Building - Painting

Presentation by the Assistant Superintendent for Facilities, Planning and Management, Buildings & Grounds and Custodial Services responding to the Committee's query regarding possible painting of the exterior of the Paul Robeson Building, 1025 2nd Avenue.

Attachments: [11-0878 - Report - Paul Robeson Building - Painting.ppt](#)

Director Spearman said she wanted to talk to Mr. White about painting the administration building located at 1025 2nd Avenue.

Mr. White said the building is not a Field Act Compliant building and cannot have K-12 student programs housed in the building. He said the building is on land that will be the only piece of land in the District that will be less than optimally developed as progress is made on the Downtown Educational Complex Project across the street. He said there have been a lot of discussions about this property including selling and painting the property. Mr. White said under many different administrations the District has purposely not invested in improvements to the property. He said in response to the request of the committee, he put together some budget estimates for the committee's consideration. He said in addition to painting, there are some real structural issues with the building that need to be addressed on a minimal level.

Acting Chair London said because the audience watching the meeting at home did not have

the handout, asked Mr. White to talk about the estimated cost.

Mr. White said the cost is about \$965,000 which includes window replacement, painting, epoxy repair, concrete repair, and some security screens. He said one thing to be mindful when looking at doing any kind of work on the property the concrete masonry is dilapidating and falling from the reinforcement as it swells. He said he is not sure how the building will respond to some type of treatment in preparation for painting. He said those kinds of things may raise the cost. If the District does go forward with the project, rebar structural reinforcement will be an additional cost.

Acting Chair London wanted to know if other administration buildings are included in the Facilities Master Plan?

Mr. White said the buildings within the inventory will be included in the Facilities Master Plan. He said the estimate is relative to the 1025 2nd Avenue property.

Acting Chair London said perhaps when discussing the Facilities Master Plan, have a discussion whether or not to spend a little less than one million dollars rehabbing this building versus looking at tradeoffs and different options and different properties.

Director Spearman said her concern is with the 1025 2nd Avenue building only. She said there has been no discussion around moving any offices out of this building. She said as long as staff is in the building, there is community that will come to the building on a daily basis. She said the District cannot allow the building to fall down anymore. The Board has to address what is going on. She said there are people who spend a lot of time in the building every day and the Board has to think about the safety of employees and the Board. She said the windows are almost falling out. She said either repair the building, figure out what to do, or move out of the building within a year. Director Spearman said she would like the discussion to be moved forward to the Full Board so the Board can start having discussions around this issue.

Mr. White talked about covering the cost to paint the building. He said there is no eligibility on the property under Capital Funds. He said he wonders how Vernon Hal, Deputy Superintendent, will fund the cost.

Director Spearman said if it something the Board decides it cannot do, there needs to be a discussion on the matter. She said something has to be done to the building. Either refurbish the building or look to move out of the building.

Acting Chair London said she has been approached by the Peralta Community College District regarding developing a joint administrative facility for the two districts.

Director Spearman said that is an option and it will not happen unless the Board has a discussion.

Mr. White said there have been many discussions regarding the appeal of joint partnerships with other agencies on the property. He said this is an opportunity to look at partners who can share in the cost of building the facility to house the District and whoever the partner might be. He said there have been several discussions sponsored by President Yee with the Peralta Community College Board and Elihu Harris. He said the community has pushed

the District for years around the opportunity to develop the program for a full K-14 program filling in the gap between the elementary school and MetWest. He said in addition to the conversations with Elihu Harris and the Peralta Community College Board, the District had some discussions and did some preliminary work in terms of design to look at how one of the next phases of this development in the area can take advantage using this property.

Acting Chair London she would be interested in housing for employees and parking spaces for the neighborhood as a potential use of the property. Acting Chair London suggested this discussion item be placed on the Board Agenda for the second meeting in May.

Referred to Board of Education

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

There were no Public Speaker Cards submitted.

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

Mr. White talked about his recent trip to Washington, D.C. with staff from other school districts and legislators to support Federal Funding for school facilities in California. He said he addressed the House Ways and Means Committee, visited the Congressional Offices of Barbara Lee and Dan Lungren, the offices Senators Diane Feinstein and Barbara Boxer. He said they talked about 21st Century School Funds and the integration of program and facilities.

[Comments to be inserted].

J. Introduction of New Legislative Matter

Acting Chair London said she would like a report on how the District's buildings fit into the bigger picture of seismic safety in public schools. She said some of the issues raised include conformance with the Field Act, inspectors of record who are not doing their jobs appropriately, and increasing access to seismic funding.

K. Adjournment

Acting Chair London adjourned the meeting at 5:05 P.M.

Prepared By: _____

Approved By: _____