

Oakland Unified School District

*Board of Education
Paul Robeson Building
1025 2nd Avenue, Suite 320
Oakland, CA 94606-2212
(510) 879-8199 Voice
(510) 879-8000 Fax
(510) 879-8739 TTY/TDD
boe@ousd.k12.ca.us*



ACCESSIBILITY OF AGENDA AND AGENDA MATERIALS

Agenda and agenda materials, if any, associated with this meeting are accessible on the Board of Education's World Wide Web Site at <http://webportal.ousd.k12.ca.us> or from any computer terminal in the Office of the Board of Education at the above-stated address.

AMERICANS WITH DISABILITIES ACT COMPLIANCE

Individuals requiring a reasonable accommodation to participate in meetings other than handicapped access, should notify the Office of the Board of Education seventy-two (72) hours prior to the meeting at either (510) 879-8678 (VM); or boe@ousd.k12.ca.us (E-Mail); or (510) 879-8739 (TTY/TDD); or (510) 879-8000 (Fax).

Agenda (Long)

Tuesday, March 15, 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

B. Roll Call

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

Members of the public may address the Committee on any item listed on this agenda, for three minutes per person or less, depending on the number of speakers for the item, by filing a Speaker's Card, clearly identifying the item listed on the agenda, by legislative file number, alpha and/or title. A separate Speaker Card is required for each agenda item. All Speaker Cards for any and all agenda items for this meeting must be in the hands of the Committee staff or the Chairperson by the time the Committee has reached this point in the agenda of the meeting. A Speaker card submitted after this point will be filed."

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that an agenda item or legislative file will be considered out of order, that consideration of an item has been withdrawn, postponed, rescheduled or pulled off of the Committee General Consent Report for separate discussion and possible action.

D. Adoption of Committee Minutes



[11-0609](#)

Minutes - Facilities Committee - March 1, 2011

OE-05

Approval by Facilities Committee of Its Minutes of March 1, 2011.

Attachments: [11-0609 - Minutes - Facilities Committee - March 1, 2011](#)

E. Adoption of the Committee General Consent Report

Adoption of the Committee General Consent Report means that all items appearing 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.

[11-0508](#)**Project Budget, Key Code and Project Number - Santa Fe Paving Replacement Project****OE-10**

Approval by the Board of Education of Resolution 1011-0127 - Authorizing and approving the New Project Budget, Key Code and Project Number for Santa Fe Paving Replacement Project in the amount of \$850,000.00.

Resource Code - 1414-150

Funding Source: Deferred Maintenance

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

[11-0509](#)**Professional Services Facilities Contract - Anthony Ogbeide Associates, Inc. - Montclair New Classroom Building Project****OE-10**

Approval by the Board of Education of Professional Services Facilities Contract between District and Anthony Ogbeide Associates, Inc., Oakland, CA, for the latter to provide Division of State Architect (DSA) inspection in conjunction with the Montclair New Classroom Building Project for the period commencing April 1, 2011 and concluding no later than December 31, 2013 in an amount not to exceed \$21,120.00.

Resource Code - 2122-143

Funding Source: GO Bond-Measure B

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

[11-0512](#)**Amendment No. 1, Professional Services Facilities Contract - Ninyo & Moore - Glenview Lower Yard Paving & Accessible Ramp Project****OE-10**

Approval by the Board of Education of Amendment No. 1, Professional Services Facilities Contract between District and Ninyo & Moore, Oakland, CA, for the latter to provide special inspections and testing for concrete, masonry units, and reinforcing steel in conjunction with the Glenview Lower Yard Paving & Accessible Ramp Project, in an additional amount not to exceed \$2,000.00, increasing the Contract not to exceed amount from \$10,840.00 to \$12,840.00 and extending the contract period of June 24, 2010 through December 31, 2010 to August 31, 2011. All other terms and conditions of the Contract remain in full force and effect.

Resource Code - 1414-119

Funding Source: Deferred Maintenance

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

[11-0516](#)**Change Order No. 1 - Alten Construction - Jefferson New Building Project****OE-10**

Approval by the Board of Education of Change Order No.1 to Construction Contract with Alten Construction, Richmond, CA, for the latter to retrofit board at Administration built-up; diffuser changer per submittal review comments in conjunction with the Jefferson New Building Project in the additional amount of \$50,407.00, increasing the Agreement from a not to exceed amount of \$10,448,475.00 to \$10,498,882.00. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-128

Funding Source: GO Bond-Measure B

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



11-0517

Change Order No. 1 - Alten Construction - Montera Middle School Modernization Project

OE-10

Approval by the Board of Education of Change Order No. 1 to Construction Contract with Alten Construction, Richmond, CA, for the latter to perform additional Scope of Work described as ASI #8.1 - electrical changes - premium time; RFI #156 - light fixture at Room 101; added step nosing at band Room 101 and various other items described herein in conjunction with the Montera Middle School Modernization Project, in the additional amount of \$20,270.00, increasing the Agreement from not to exceed amount of \$6,578,140.00 to \$6,598,410.00. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-211

Funding Source: GO Bond-Measure B

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



11-0518

Change Order No. 1 - Alten Construction - Montera Fire Alarm Replacement Project

OE-10

Approval by the Board of Education of Change Order No. 1 to Construction Contract with Alten Construction, Richmond, CA, for the latter remove from the Scope of Work, RFI #62- move fire alarm panel; RFI #31 - delete nine (9) Fire Alarm Strobes in girl's locker room; ASI #10 - delete heat detectors above practice room in Building 100 and various other items described herein in conjunction with the Montera Fire Alarm Replacement Project, reducing the amount by \$2,956.00, decreasing the Agreement from a not to exceed amount of \$714,300.00 to \$711,344.00. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-211

Funding Source: GO Bond-Measure B

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

**11-0519****Change Order No. 1 - Bay Construction - District-wide
Playground Inspection Project****OE-10**

Approval by the Board of Education of Change Order No. 1 to Construction Contract with Bay Construction, Oakland, CA, for the latter to install a new play structure for Burbank Explore Pre-School; replacement of tile matting with new POP rubberized surfacing and the repair of the existing play structure at Prescott Elementary School; credit for the balance of the unused funds from the Allowance Account in conjunction with the District-wide Playground Inspection Project, in the additional amount of \$68,420.98, increasing the Agreement from a not to exceed amount of \$703,000.00 to \$771,420.98. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-918**Funding Source: GO Bond-Measure B****Attachments:** [Document\(s\)](#)**11-0520****Change Order No. 9 - Cal Pacific Construction - Lincoln
Elementary School Classroom Replacement Project****OE-10**

Approval by the Board of Education of Change Order No. 9 to Construction Contract with Cal Pacific Construction, Pacifica, CA, for the latter to delete gypsum wallboard on underside of roof framing and add vents; install additional holdowns and steel brackets and various other items described herein in conjunction with the Lincoln Elementary School Classroom Replacement Project in the amount of \$58,534.92, increasing the Agreement from a not to exceed amount of \$6,721,233.90 to \$6,779,768.82. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-133**Funding Source: GO Bond-Measure B****Attachments:** [Document\(s\)](#)**11-0521****Change Order No. 8 - Cal Pacific Construction - Lincoln
Elementary School Classroom Replacement Project****OE-10**

Approval by the Board of Education of Change Order No. 8 to Construction Contract with Cal Pacific Construction, Pacifica, CA, for the latter to provide existing asphalt repair, change aluminum perforated panel thickness; addition of conduit and cable for intrusion key pad in kitchen and various other items described herein in conjunction with the Lincoln Elementary School Classroom Replacement Project in the additional amount of \$47,432.48, increasing the Agreement from a not to exceed amount of \$6,673,801.42 to \$6,721,233.90. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-133**Funding Source: GO Bond-Measure B****Attachments:** [Document\(s\)](#)**11-0523****Change Order No.1 - West Bay Builders, Inc. - Cox New Classroom Building Project****OE-10**

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 add T&G Redwood in lieu of GSM at sawtooth rake edge soffit; change stucco finish coat to colored dryvit finish and various other items described herein in conjunction with the Cox New Classroom Building Project, in the additional amount of \$58,659.00, increasing the Agreement from a not to exceed amount of \$11,395,000.00 to \$11,453,659.00. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-110**Funding Source: GO Bond-Measure B****Attachments:** [Document\(s\)](#)**11-0525****Change Order No. 2 - West Bay Builders, Inc. - Cox New Classroom Building Project****OE-10**

Approval by the Board of Education of Change Order No. 2 to Construction Contract with West Bay Builders, Inc., Novato, CA, for the latter to perform additional Scope of Work described as (64) RFI #207 - install switches at Type - C lights; (65) RFI #196 - provide emergency lights at stage; (66R2) relocate portables 53 and 54 to the Skyline site and Elmhurst site and various other items described herein in conjunction with the Cox New Classroom Building Project, in the additional amount of \$124,264.00, increasing the Agreement not to exceed amount from \$11,453,659.00 to \$11,577,923.00. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-110**Funding Source: Go Bond-Measure B****Attachments:** [Document\(s\)](#)**11-0527****Change Order No. 3 - West Bay Builders, Inc. - Cox New Classroom Building Project****OE-10**

Approval by the Board of Education of Change Order No. 3 to Construction Contract with West Bay Builders, Inc., Novato, CA, for the latter to perform additional Scope of Work described as (99) Asi #35 - wireless hardware upgrade; (107) RFI #387 - demo (e) footing at Building B; (108) RFI #378 - re-route of (e) electrical feed to Building D and various other items described herein in conjunction with the Cox New Classroom Building Project, in the additional amount of \$32,455.00, increasing the Agreement from a not to exceed amount of \$11,577,923.00 to \$11,610,378.00. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-110

Funding Source: GO Bond-Measure B

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



11-0528

Change Order No. 4 - West Bay Builders, Inc. - Cox New Classroom Building Project

OE-10

Approval by the Board of Education of Change Order No. 4 to Construction Contract with West Bay Builders, Inc., Novato, CA, for the latter to perform additional Scope of Work described as (99) Asi #35 - wireless hardware upgrade; (107) RFI #387 - demo (e) footing at Building B; (108) RFI #378 - re-route of (e) electrical feed to Building D and various other items described herein in conjunction with the Cox New Classroom Building Project, in the additional amount of \$96,969.00, increasing the Agreement from a not to exceed amount of \$11,610,378.00 to \$11,707,347.00. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-110

Funding Source: GO Bond-Measure B

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



11-0529

Change Order No. 5 - West Bay Builders, Inc. - Cox New Classroom Building Project

OE-10

Approval by the Board of Education of Change Order No. 5 to Construction Contract with West Bay Builders, Inc., Novato, CA, for the latter to perform additional Scope of Work described as (6) Asi #3R1-food servery changes due to Health Department Review; (131) Lime Treatment to Achieve Soil Compaction; (106) RFI #391 - Add concrete curb at resilient paving and various other items described herein in conjunction with the Cox New Classroom Building Project, in the additional amount of \$124,231.00, increasing the Agreement not to exceed amount from \$11,707,347.00 to \$11,831,578.00. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-110

Funding Source: GO Bond-Measure B

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



11-0530

**Amendment No. 2, Professional Services Facilities Contract
- Professional Service Industries (PSI) - Montclair New
Classroom Building Project**

OE-10

Approval by the Board of Education of Amendment No. 2, Professional Services Facilities Contract between District and Professional Service Industries (PSI), Oakland, CA, for the latter to perform slope evaluation, analyze soil conditions and geotechnical properties of the subsurface below the asphalt-surfaced slope in conjunction with the Montclair New Classroom Building Project, in an additional amount not to exceed \$2,470.00, increasing the Contract not to exceed amount from \$13,139.00 to \$15,009.00 and extending the contract period of February 3, 2010 to November 24, 2010 to December 31, 2012. All other terms and conditions of the Contract remain in full force and effect.

Resource Code - 2122-143

Funding Source: GO Bond-Measure B

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

F. Unfinished Business

None

G. New Business

None



11-0588

**Proposition 39 - 2011-2012 School Year Offer(s) of District
Facilities to Charter School(s) - Bay Area Technology
School**

OE-10

Adoption of Board of Education of Resolution 1011-1038 - 2011-2012 School Year Offer(s) of District Facilities to Charter School(s) - Bay Area School of Technology - Pursuant to Requirements of Proposition 39.

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

[11-0588 -Proposition 39 - 2011-2012 School Year Offer\(s\) of District
Facilities to Charter School\(s\) - Bay Area Technology School.pdf](#)



11-0592

**Proposition 39 - 2011-2012 School Year Offer(s) of District
Facilities to Charter School(s) - LPS College Park**

OE-10

Adoption of Board of Education of Resolution 1011-0139 - 2011-2012 School Year Offer(s) of District Facilities to Charter School(s) - LPS College Park - Pursuant to Requirements of Proposition 39.

Attachments: [Document\(s\)](#)
[11-0592 - Proposition 39 - 2011-2012 School Year Offer\(s\) of District Facilities to Charter School\(s\) - LPS College Park.pdf](#)



11-0593

Proposition 39 - 2011-2012 School Year Offer(s) of District Facilities to Charter School(s) - Vincent Academy

OE-10

Adoption of Board of Education Resolution 1011-0140 - 2011-2012 School Year Offer(s) of District Facilities to Charter School(s) - Vincent Academy - Pursuant to Requirements of Proposition 39.

Attachments: [Document\(s\)](#)
[11-0593 - Proposition 39 - 2011-2012 School Year Offer\(s\) of District Facilities to Charter School\(s\) - Vincent Academy.pdf](#)



11-0594

Proposition 39 - 2011-2012 School Year Offer(s) of District Facilities to Charter School(s) - Community School for Creative Education

OE-10

Adoption of Board of Education Resolution 1011-0141 - 2011-2012 School Year Offer(s) of District Facilities to Charter School(s) – Community School for Creative Education – Pursuant to Requirements of Proposition 39

Attachments: [Document\(s\)](#)
[11-0594 - Proposition 39 - 2011-2012 School Year Offer\(s\) of District Facilities to Charter School\(s\) - Community School for Creative Education.pdf](#)



11-0660

Lease Leaseback Construction Delivery for The Downtown Educational Complex - Phase I - Increment II Facilities Project

OE-10

Approval by the Board of Education of Lease Leaseback Method of Construction Delivery for and authorizing the execution of Site Lease Agreement, Facilities Lease Agreement and Other Acts Relating to the Construction of The Downtown Educational Complex / Phase I - Increment II, 1050 Second Avenue, Oakland, CA Facility Project.

Attachments: [Document\(s\)](#)
[11-0660 - Lease Leaseback Construction Delivery for The Downtown Educational Complex - Phase I - Increment II Facilities Project .pdf](#)

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 a member of the Public, for three

minutes per person, or less, depending on the number of speakers, to directly address the Committee on any item of interest to a member of the Public that is not on the current agenda, but is within the subject matter jurisdiction of the Committee. Minutes are not transferrable from speaker to speaker. This item is limited to a total of forty-five (45) minutes. The Committee may not discuss or take any action on a non-agenda item not appearing on the posted agenda for this meeting, except the Committee or staff may briefly respond to a statement made or questions posed by a member of the public, as authorized by law. In addition, on their own initiative or in response to questions posed by the public, a member of the Committee or its staff may ask a question for clarification, make a brief announcement, or make a brief report of his or her own activities.

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