

Oakland Unified School District

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Agenda (Long)

Tuesday, October 18, 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, except any and/or all items listed under the Committee General Consent Report items are treated as a single 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that an agenda item or legislative file will be considered out of order, that consideration of an item has been withdrawn, postponed, rescheduled or pulled off of the Committee General Consent Report for separate discussion and possible action.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



[11-2832](#)

Minutes - Facilities Committee - October 4, 2011

OE-05

Approval by Facilities Committee of its Meeting Minutes of October 4, 2011.

Attachments: [11-2832 - Minutes - Facilities Committee - October 4, 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.

**11-2578****Purchase Order Increase - Deco Art - Lowell Middle School
Modernization Project****OE-10**

Approval by the Board of Education of Purchase Order Increase between District and Deco Art, Oakland, CA, for the latter to teach six sessions of mural painting techniques with up to 10 youths, in conjunction with the Lowell Middle School Modernization Project, for the period commencing August 1, 2011 and concluding no later than September 1, 2011, in an additional amount not to exceed \$2,500.00, increasing not to exceed Purchase Order amount from \$8,500.00 to \$11,000.00. All other terms and conditions of the Purchase Order remain in full force and effect.

Resource Code - 2122-204**Funding Source: GO Bond-Measure B**

Attachments: [11-2578 - Purchase Order Increase - Deco Art - Lowell Middle School Modernization Project.pdf](#)

**11-2588****Purchase Order Increase - National Construction Rentals -
Downtown Educational Complex Project****OE-10**

Approval by the Board of Education of Purchase Order Increase between District and National Construction Rentals, San Leandro, CA, to cover payment for damage to wind screen at fence in conjunction with the Downtown Educational Complex Project for the period commencing September 1, 2011 and concluding no later than October 31, 2011, in an additional amount not to exceed \$42.00, increasing the Purchase Order not to exceed amount from \$10,456.56 to \$11,000.56. All other terms and conditions of the Purchase Order remain in full force and effect.

Resource Code - 2122-121**Funding Source: Developer Fees**

Attachments: [11-2588 - Purchase Order Increase - National Construction Rentals - Downtown Educational Complex Project.pdf](#)

**11-2590****Purchase Order - North American Fence & Supply, Inc. -
Downtown Educational Complex Project****OE-10**

Approval by the Board of Education of Purchase Order between District and North American Fence & Supply, Inc., Oakland, CA, for the latter to provide replacement services for vandalism or other unforeseen issues not covered under the one year warranty period of existing arm gate and keypad system located at the Paul Robeson Building in conjunction with the Downtown Educational Complex Project for the period commencing September 15, 2011 and concluding no later than December 31, 2011 in an amount not to exceed \$10,000.00.

Resource Code - 2525-121**Funding Source: Developer Fees**

Attachments: [11-2590 - Purchase Order - North American Fence & Supply, Inc. - Downtown Educational Complex Project.pdf](#)



11-2645

Project Budget Increase - Chabot Urban Forest Grant Project

OE-10

Approval by the Board of Education of Resolution 1112-0064 - Authorizing and approving the Project Budget Increase for Chabot Urban Forest Grant Project in the additional amount of \$130,000.00, increasing the project budget from \$220,000.00 to \$350,000.00

Resource Code - 7710-106

Funding Source: Special Reserve Fund

Attachments: [11-2645 - Project Budget Increase - Chabot Urban Forest Grant Project.pdf](#)



11-2748

Change Order No. 5 - Alten Construction - Elmhurst Auditorium Modernization Project

OE-10

Approval by the Board of Education of Change Order No. 5 to Construction Contract with Alten Construction, Richmond, CA, for the latter to provide panel LDIA breaker changes, heat detector modifications, delete heat detector M4-7, chandelier changes due to the chandelier not being properly aligned in conjunction with the Elmhurst Auditorium Modernization Project in the additional amount of \$35,251.00, increasing the Agreement from \$4,594,702.00 to \$4,629,953.00. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-202

Funding Source: GO Bond-Measure B

Attachments: [11-2748 - Change Order No. 5 - Alten Construction - Elmhurst Auditorium Modernization Project.pdf](#)



11-2749

Change Order No. 1 - DAN Electric - Cesar Chavez Education Center Project

OE-10

Approval by the Board of Education of Change Order No. 1 to Construction Contract with DAN Electric, San Leandro, CA, for the latter to provide RFI #6-installation of three new electrical in-ground pull boxes; RFI #7-installation of seventeen (17) ceiling access doors in Buildings A, D and E in conjunction with the Cesar Chavez Education Center Project in the additional amount of \$25,179.00, increasing the Agreement from \$512,000.00 to \$537,179.00. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-186

Funding Source: GO Bond-Measure B

Attachments: [11-2749 - Change Order No. 1 - DAN Electric - Cesar Chavez Education Center Project.pdf](#)

**11-2750****Change Order No. 1 - Suarez & Munoz Construction, Inc. -
Jefferson Lower Playgrounds Improvements Project****OE-10**

Approval by the Board of Education of Change Order No. 1 to Construction Contract with Suarez & Munoz Construction, Inc., Hayward, CA, for the latter to off haul contaminated soil; the existing soil conditions within the lower yard were presumably clean at the time of bid; Geosphere has since determined the existing soil is contaminated and must be taken to a Class II landfill in conjunction with the Jefferson Lower Playgrounds Improvements Project in the additional amount of \$10,377.00, increasing the Agreement from \$124,500.00 to \$134,877.00. 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:** [11-2750 - Change Order No. 1 - Suarez & Munoz Construction, Inc. - Jefferson Lower Playgrounds Improvements Project.pdf](#)**11-2751****Change Order No. 2 - Suarez & Munoz Construction, Inc. -
Jefferson Lower Playgrounds Improvements Project****OE-10**

Approval by the Board of Education of Change Order No. 2 to Construction Contract with Suarez & Munoz Construction, Inc., Hayward, CA, for the latter to provide new concrete band; add additional catch drain, drain line and regrading; replace existing damaged lawn area in conjunction with the Jefferson Lower Playgrounds Improvements Project in the amount of \$11,048.00, increasing the Agreement from \$134,877.00 to \$145,925.00. 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:** [11-2751 - Change Order No. 2 - Suarez & Munoz Construction, Inc. - Jefferson Lower Playgrounds Improvements Project.pdf](#)**11-2752****Change Order No. 3 - Suarez & Munoz Construction, Inc. -
Jefferson Lower Playgrounds Improvements Project****OE-10**

Approval by the Board of Education of Change Order No. 3 to Construction Contract with Suarez & Munoz Construction, Inc., Hayward, CA, for the latter to place asphalt concrete top coat in lower yard play area in conjunction with the Jefferson Lower Playgrounds Improvements Project in the additional amount of \$6,935.00, increasing the Agreement from \$145,925.00 to \$152,860.00. 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: [11-2752 - Change Order No. 3 - Suarez & Munoz Construction, Inc. - Jefferson Lower Playgrounds Improvements Project.pdf](#)



11-2753

**Change Order No. 4 - Suarez & Munoz Construction, Inc. -
Jefferson Lower Playgrounds Improvements Project**

OE-10

Approval by the Board of Education of Change Order No. 4 to Construction Contract with Suarez & Munoz Construction, Inc., Hayward, CA, for the latter to pave over existing landscaped area to extend play yard; irrigation controller, control valve and power for new bioswale planting; repair to water pipe servicing irrigation system in conjunction with the Jefferson Lower Playgrounds Improvements Project in the additional amount of \$9,390.00, increasing the Agreement from \$152,860.00 to \$162,250.00. 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: [11-2753 - Change Order No. 4 - Suarez & Munoz Construction, Inc. - Jefferson Lower Playgrounds Improvements Project.pdf](#)



11-2754

**Agreement for Maintenance and Repair Services - First
Alarm - District-wide Fire and Security Monitoring Project**

OE-10

Approval by the Board of Education of Agreement for Maintenance and Repair Services between District and First Alarm, Aptos, CA, for the latter to provide District-wide fire and security monitoring services by providing the following: 1) Monitor each school site for both intrusion and fire signals, and dispatch accordingly; 2) Notify persons listed on the account's Responsible Party list; 3) If needed, contractor will be available for calls and request on a Time and Material basis in conjunction with the District-wide Fire and Security Monitoring Project for the period commencing October 26, 2011 and concluding no later than June 30, 2013 in an amount not to exceed \$158,000.00.

Resource Code - 1414-988

Funding Source: Deferred Maintenance

Attachments: [11-2754 - Agreement for Maintenance and Repair Services - First Alarm - District-wide Fire and Security Monitoring Project.pdf](#)



11-2762

**Amendment No. 4, Professional Services Facilities Contract
- Professional Services Industries (PSI) - Montclair New
Classroom Building Project**

OE-10

Approval by the Board of Education of Amendment No. 4, Professional Services Facilities Contract between District and Professional Services Industries (PSI), Oakland, CA, for the latter to provide additional soil samples of sloped area of the play ground for a "Slope Stability Analysis" in conjunction with the Montclair New Classroom Building Project in an additional amount not to exceed \$6,715.00, increasing the Contract not to exceed amount from \$18,109.00 to \$24,824.00, and extending the contract period of February 3, 2010 through November 24, 2010 to November 24, 2011. 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: [11-2762 - Amendment No. 4, Professional Services Facilities Contract - Professional Services Industries \(PSI\) - Montclair New Classroom Building Project.pdf](#)



11-2763

Amendment No. 2, Professional Facilities Contract - Mobile Modular Management, Corp. - Oakland High School Modernization Project

OE-10

Approval by the Board of Education of Amendment No 2, Professional Facilities Contract between District and Mobile Modular Management, Corp., Livermore, CA, for the latter to extend the rental for portables, which needed to be on site longer due to construction being longer than anticipated, and for breakdown and return costs now at the project is completed in conjunction with the Oakland High School Modernization Project in an additional amount not to exceed \$48,891.14, increasing the Contract not to exceed amount from \$184,413.70 to \$233,304.84, and extending the contract period of May 18, 2009 through November 8, 2010 to December 31, 2011. 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: [11-2763 - Amendment No 2, Professional Facilities Contract - Mobile Modular Management, Corp. - Oakland High School Modernization Project.pdf](#)



11-2765

Amendment No. 4, Professional Services Facilities Contract - Loving & Campos Architects (LCA) - Lowell Middle School Modernization Project

OE-10

Approval by the Board of Education of Amendment No. 4, Professional Services Facilities Contract between District and Loving & Campos Architects (LCA), Walnut Creek, CA, for the latter to provide additional design services to paint the exterior and interior of buildings in conjunction with the Lowell Middle School Modernization Project in an additional amount not to exceed \$14,875.00, increasing the Contract not to exceed amount from \$1,185,833.00 to \$1,200,708.00. All other terms and conditions of the Contract remain in full force and effect.

Resource Code - 2122-204

Funding Source: GO Bond-Measure B

Attachments: [11-2765 - Amendment No. 4, Professional Services Facilities Contract - Loving & Campos Architects \(LCA\) - Lowell Middle School Modernization Project.pdf](#)



11-2766

**Amendment No. 10, Professional Services Facilities Contract
- Loving & Campos Architects (LCA) - Oakland High
School Modernization Project**

OE-10

Approval by the Board of Education of Amendment No. 10, Professional Services Facilities Contract between District and Loving & Campos Architects (LCA), Walnut Creek, CA, for the latter to provide additional construction administration and additional design services to provide restrooms for Building G that were not incorporated into the original design of the project in conjunction with the Oakland High School Modernization Project in an additional amount not to exceed \$91,840.00, increasing the Contract not to exceed amount from \$1,827,277.00 to \$1,919,117.00 and extending the contract period of June 9, 2007 to June 30, 2011 to December 31, 2012. 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: [11-2766 - Amendment No. 10, Professional Services Facilities Contract - Loving & Campos Architects \(LCA\) - Oakland High School Modernization Project.pdf](#)



11-2767

**Amendment No. 2, Professional Services Facilities Contract
- Noodle, Inc. - McClymonds Youth and Family Center
Project**

OE-10

Approval by the Board of Education of Amendment No. 2, Professional Services Facilities Contract between District and Noodle, Inc., Oakland, CA, to cover cost of labor at prevailing wage as requested by District (17 hours at \$75.00) in conjunction with the McClymonds Youth and Family Center Project in an additional amount not to exceed \$1,332.75, increasing the Contract not to exceed amount from \$22,218.00 to \$23,550.75. All other terms and conditions of the Contract remain in full force and effect.

Resource Code - 0000-303

Funding Source: Grant Funding-City of Oakland

Attachments: [11-2767 - Amendment No. 2, Professional Services Facilities Contract - Noodle, Inc. - McClymonds Youth and Family Center Project.pdf](#)

**11-2768****Project Budget Increase - Washington (Sankofa) Elementary School Project****OE-10**

Approval by the Board of Education of Resolution 1112-0067- Authorizing and approving the Project Budget Increase for Washington (Sankofa) Elementary School Project in the amount of \$1,321,150.00, increasing the current amount from \$7,481,661.00 to \$8,802,811.00.

Resource Code - 9399-191

Funding Source: GO Bond-Measure B

Attachments: [11-2768 - Project Budget Increase - Washington - Sankofa - Elementary School Project.pdf](#)

**11-2769****Project Budget Increase - Lowell Middle School Modernization Project****OE-10**

Approval by the Board of Education of Resolution 1112-0068 Authorizing and approving the Project Budget Increase for Lowell Middle School Modernization Project in the amount of \$762,770.00, increasing the current amount from \$17,110,000.00 to \$17,872,770.00.

Resource Code - 9299-204

Funding Source: GO Bond-Measure B

Attachments: [11-2769 - Project Budget Increase - Lowell Middle School Modernization Project.pdf](#)

**11-2770****Project Budget Increase - Sobrante Park Elementary School Modernization Project****OE-10**

Approval by the Board of Education of Resolution 1112-0069 Authorizing and approving the Project Budget Increase for Sobrante Park Elementary School Modernization Project in the amount of \$549,000.00, increasing the current amount from \$1,025,000.00 to \$1,574,500.00.

Resource Code - 9399-154

Funding Source: GO Bond-Measure B

Attachments: [11-2770 - Project Budget Increase - Sobrante Park Elementary School Modernization Project.pdf](#)

F. Unfinished Business

**11-2547****Report - District Health Centers****OE-10**

A report by the Assistant Superintendent for Facilities, Planning and Management regarding District Health Centers including any funds contributed by Elev8.

Attachments: [11-2547 - Report - District Health Centers.pdf](#)
[11-2547_Report_District_Health_Centers.ppt](#)

Legislative History

9/20/2011	Facilities Committee	Tabled to a Date Certain
10/4/2011	Facilities Committee	Tabled to a Date Certain

G. New Business**11-2747****Presentation - Measure B - Fund 2122 - Budget to Actural Expenditures, and Cash Projections****OE-10**

Presentation to the Board of Education of the Measure B (Fund 2122) - Budget to Actual Expenditures, and Cash Projections as of September 28, 2011.

Funding Source: GO Bond-Measure B

Attachments: [11-2747 - Presentation - Measure B - Fund 2122 - Budget to Actural Expenditures, and Cash Projections.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

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