

Oakland Unified School District

Board of Education
Paul Robeson Building
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Minutes (Long)

Tuesday, August 18, 2009

5:00 PM

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

Facilities Committee

Christopher Dobbins, Chairperson
Noel Gallo, Member
Jody London, Member

A. Call to Order

Chairperson Christopher Dobbins called the meeting to order at 5:02 P.M.

B. Roll Call

Roll Call: Present: Christopher Dobbins, Noel Gallo and Jody London

C. Modification(s) To Agenda

None.

D. Adoption of Committee Minutes



[09-2441](#) Minutes - Facilities Committee - August 4, 2009

Approval by Facilities Committee of its Minutes of August 4, 2009.

Attachments: [09-2441 - Minutes - Facilities Committee - August 4, 2009](#)

A motion was made by Noel Gallo, seconded by Christopher Dobbins, that this matter be Adopted. The motion carried by the following vote:

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Christopher Dobbins and Noel Gallo
Nay: 0
Abstained: 1 - Jody London
Recused: 0
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

E. Adoption of the Committee General Consent Report



[09-2313](#) Reallocation of Cole Middle School Modernization and Health Center Projects Allocation, Respectively, In Part, to Lowell Middle School Modernization and Health Center Projects, Respectively

Approval by the Board of Education of Resolution 0910-0005 - Reallocation of Cole Middle School Modernization and Health Center Projects Allocation, Respectively, In Part, to Lowell Middle School Modernization and Health Center Projects, Respectively, as specified herein.

Funding Source: General Obligation 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: 3 - Christopher Dobbins, Noel Gallo and Jody London
Nay: 0
Recused: 0
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0



09-2399

Professional Services Agreement - ACC Environmental Consultants - Oakland High School Health Center Project

Approval by the Board of Education of Professional Services Agreement between District and ACC Environmental Consultants, Oakland, CA, for the latter to provide planning and estimating services during the preliminary design phase of the project, to include meeting with Client and Architect for development of the project approach, scope of work and project schedule, per the attached proposal which is incorporated in the contract to the extent that it is subordinate to and not inconsistent with the contract terms in conjunction with the Oakland High School Health Center Project for the period commencing March 30, 2009 and concluding no later than September 30, 2010 in an amount not to exceed \$7,170.00.

Resource Code - 2122-204

Funding Source: General Obligation 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: 3 - Christopher Dobbins, Noel Gallo and Jody London
Nay: 0
Recused: 0
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0



09-2400

Professional Services Agreement - ACC Environmental Consultants - Oakland High School Modernization Project

Approval by the Board of Education of Professional Services Agreement between District and ACC Environmental Consultants, Oakland, CA, for the latter to provide asbestos and lead removal project management and air monitoring services during the removal/demolition work, per the attached proposal which is incorporated into the contract to the extent that it is subordinate to and not inconsistent with the contract terms in conjunction with the Oakland High School Modernization Project for the period commencing March 30, 2009 and concluding no later than September 30, 2010 in an amount not to exceed \$22,010.00.

Resource Code - 2122-304

Funding Source: General Obligation 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: 3 - Christopher Dobbins, Noel Gallo and Jody London
Nay: 0
Recused: 0
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0



09-2401

**Professional Services Agreement - ACC Environmental Consultants -
Downtown Relocation Project**

Approval by the Board of Education of Professional Services Agreement between District and ACC Environmental Consultants, Oakland, CA, for the latter to provide limited roof survey to determine the locations and quantities of all accessible friable and non-friable Asbestos Containing Building Materials (ACBMs) located on the roof of each identified building at 900 High Street Warehouse in conjunction with the Downtown Relocation Project for the period commencing June 29, 2009 and concluding no later than August 12, 2009 in an amount not to exceed \$2,635.00.

Resource Code - 3030-121

Funding Source: State School Building Fund (Fund 30)

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 3 - Christopher Dobbins, Noel Gallo and Jody London
Nay: 0
Recused: 0
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**09-2402****Professional Services Agreement - KDI Consultants - Montclair Elementary School New Classroom Building-Portables Project**

Approval by the Board of Education of Professional Services Agreement between District and KDI Consultants, Oakland, CA, for the latter to provide Division of State Architect (DSA) inspection in conjunction with the Montclair Elementary School New Classroom Building-Portables Project for the period commencing July 10, 2009 and concluding upon completion of the project, permanent abandonment of the project by the District, or August 30, 2009, whichever occurs first, in an amount not to exceed \$27,000.00.

Resource Code - 2122-143

Funding Source: General Obligation 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: 3 - Christopher Dobbins, Noel Gallo and Jody London

Nay: 0

Recused: 0

Preferential Aye: 0

Preferential Abstention: 0

Preferential Nay: 0

**09-2403****Award of Bid and Construction Contract - Arntz Builders - Urban Promise Academy Project**

Approval by the Board of Education of Resolution No. 0910-0004 - Award of Bid and Construction Contract between District and Arntz Builders, Novato, CA, the latter as the lowest responsive, responsible bidder and rejecting all other bids, if any, to provide new construction of a multi-purpose building to include restrooms, gymnasium, classrooms, new landscaping including track and new parking areas, new PG&E and EDMUD extension in conjunction with the Urban Promise Academy Project for the period commencing July 21, 2009 and ending September 10, 2010 in the amount of \$4,455,092.00.

Resource Code - 2122-236

Funding Source: General Obligation 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: 3 - Christopher Dobbins, Noel Gallo and Jody London

Nay: 0

Recused: 0

Preferential Aye: 0

Preferential Abstention: 0

Preferential Nay: 0

**09-2404****Award of Bid and Construction Contract - Ray's Electric - Fremont Federation High School Project**

Approval by the Board of Education of Resolution No. 0910-0007 - Award of Bid and Construction Contract between District and Ray's Electric, Oakland, CA, the latter as the lowest responsive, responsible bidder and rejecting all other bids, if any, to provide for the removal of fifteen (15) duct detectors, sampling tubes and repair holes on the roof; install new control modules to replace duct detectors in conjunction with the Fremont Federation High School Project for the period commencing August 27, 2009 and ending September 12, 2009 in the amount of \$47,600.00.

Resource Code - 2122-302

Funding Source: General Obligation 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: 3 - Christopher Dobbins, Noel Gallo and Jody London
Nay: 0
Recused: 0
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**09-2405****Amendment No. 2 - Byrens Associates - Ralph Bunche Middle School Modernization**

Approval by the Board of Education of Amendment No. 2 to Professional Services Agreement between District and Byrens Associates, Oakland, CA, for the latter to provide additional architectural services for coordination and construction administration to facilitate the inclusion in the Modernization - Phase 3 scope of work for the replacement of the existing Fire Alarm System and Intercom/Clock/Bell/Telephone System per a District requested change, due to an unforeseen condition, per the proposal which is attached and incorporated into the contract to the extent that it is subordinate to and not inconsistent with the contract terms in conjunction with the Ralph Bunche Middle School Modernization Project in an additional amount not to exceed \$3,500.00, increasing the Agreement from \$136,800.00 to a not-to-exceed amount of \$140,300.00. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-223

Funding Source: General Obligation 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: 3 - Christopher Dobbins, Noel Gallo and Jody London
Nay: 0
Recused: 0
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**09-2406****Purchase and Deliver Contract-Panel System Mfg. - Carter Middle School Modernization Project**

Approval by the Board of Education of a Purchase and Deliver Contract between District and Panel System Mfg., Plum City, WI, for the latter to provide three room dividers with doors for the Oakland International High School located at Carter Middle School site in conjunction with the Carter Middle School Modernization Project for the period commencing July 13, 2009 and terminating October 1, 2009 in an amount not to exceed \$17,170.00.

Resource Code - 2122-214

Funding Source: General Obligation 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: 3 - Christopher Dobbins, Noel Gallo and Jody London
Nay: 0
Recused: 0
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**09-2418****Professional Services Agreement - Comtel Systems Technology, Inc. - Manzanita Elementary School Modernization Project**

Approval by the Board of Education of Professional Services Agreement between District and Comtel Systems Technology, Inc., Sunnyvale, CA, for the latter to replace the existing Rauland Telecenter Clock/Bell/Intercom headend equipment with a new Rauland Telecenter 7 System, including all necessary programming; also upgrade the existing Meridian phone system and handsets, provide and install ten administrative VOIP (Voice Over Internet Protocol) telephone and various other items described herein in conjunction with the Manzanita Elementary School Modernization Project for the period commencing August 1, 2009 and concluding no later than December 31, 2009 in an amount not to exceed \$63,898.00.

Resource Code - 2122-137

Funding Source: General Obligation 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: 3 - Christopher Dobbins, Noel Gallo and Jody London
Nay: 0
Recused: 0
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0



09-2419

Professional Services Agreement - Nor-Cal Moving Services - Various Sites Modernization Projects

Approval by the Board of Education of Professional Services Agreement between District and Nor-Cal Moving Services, Oakland, CA, for the latter to provide all labels, manpower and equipment necessary to perform moving; prepare both origin and destination location for moving, pad wrap all PCs to endure safe shipping and various other items described herein in conjunction with the Various Sites Modernization Projects for the period commencing July 1, 2009 and concluding no later than June 30, 2010 in an amount not to exceed \$185,000.00.

Resource Code - 2122-304; 2122-106

Funding Source: General Obligation 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: 3 - Christopher Dobbins, Noel Gallo and Jody London
Nay: 0
Recused: 0
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0



09-2420

Professional Services Agreement - Cor-O-Van - Various Sites Modernization Projects

Approval by the Board of Education of Professional Services Agreement between District and Cor-O-Van, Pleasanton, CA, for the latter to provide all labels, manpower and equipment necessary to perform moving; prepare both origin and destination location for moving pad wrap all PCs to endure safe shipping and various other items described herein in conjunction with the Various Sites Modernization Projects for the period commencing July 1, 2009 and concluding no later than June 30, 2010 in an amount not to exceed \$95,000.00.

Resource Code - 2122-110; 2122-128; 2122-133

Funding Source: General Obligation 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: 3 - Christopher Dobbins, Noel Gallo and Jody London
Nay: 0
Recused: 0
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

Passed The Committee General Consent Report

A motion was made by Jody London, seconded by Noel Gallo, 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: 3 - Christopher Dobbins, Noel Gallo and Jody London
Nay: 0
Recused: 0
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

F. Unfinished Business

None.

G. New Business

Director London asked Mr. Brekemiser if The Field of Dreams Organization had done any fundraising for Phase II of the field. Mr. Brekemiser said "yes." He said we have a standing offer from Oakland City Council Member Jane Brunner to contribute about \$260,000 toward the field. Mr. Brekemiser said Council Member Brunner would like to see a small community space as part of the park. The Oakland Softball League has about \$25,000 they would like to contribute. The plan has always been Phase I was baseball and Phase II girls' softball. Mr. Brekemiser said hopefully the artificial surface could be used for soccer by Oakland International High School and the community as well. We have been in communication with Mr. White and he has the drawings for Phase II. We are

willing to proceed with the District for Phase II and will fundraise as we did around Phase I. Director London said Council Member Brunner's office has been in communication with her alerting her to the availability of State Bonds for park development under Proposition 84. Director London said she has given the information to Mr. White. The City would like to see us have a joint use application with the District as the lead and the City to pursue additional money and make up the difference.

Mr. White said the site drawing Mr. Brekemiser talked about is a conceptual drawing we created in conjunction with Council Member Jane Brunner's office. Included in the preliminary drawing are some of the features Council Member Brunner wanted to see in addition to the girls' softball field. Also included in the drawings are trees, gates, planters, some ornamental architecture, a tot lot, and a dog walk. Mr. White said the funding for these things is an issue. Council Member Brunner is willing to contribute \$250,000-\$260,000 providing these elements are included into the field. This leaves a significant short fall for what we assume the total cost to be \$1 Million to \$1.5 Million. We want to take advantage of this opportunity for this grant. We are hopeful we are given a match that may be in the area of 25% to 50%. Chairperson Dobbins asked Mr. White when was the grant application due. Mr. White said he did not have all the details; the grant came out in April and he will be reviewing the application in the next couple of days. Chairperson Dobbins asked for a status report on the grant application at the next Committee Meeting. Director London requested at the next Committee Meeting we have prepared direction for staff to pursue the grant and all possible funding opportunities for development of Phase II. President Gallo requested for the next Committee Meeting Mr. White bring to the Committee for action the timeline of the grant application, the funding source, and the specific activity to occur.



09-2485

Naming of the Field of Dreams - Oakland International High School - Rickey Henderson Field

Adoption of Resolution No. 0910-0064 - Naming the Field of Dreams at Oakland International School (formerly Carter Middle School) the Ricky Henderson Field.

Attachments: [09-2485 - Naming of the Field of Dreams - Oakland International High School - Rickey Henderson Field.pdf](#)

Tim White, Assistant Superintendent for Facilities Planning and Management said through a community joint effort lead by the Field of Dreams Non-Profit Organization in conjunction with several community based organizations and the District, a request for naming a play field at Carter Middle School was made. The Oakland Tech High School Baseball Team uses the field rather than having to travel to the Bushrod Field that is further away. Rickey Henderson, a former Oakland Athletic's baseball player, was just inducted into the Baseball Hall of Fame. Phase II, the undeveloped portion of the field, is now being improved to accommodate parity for the Oakland Tech Girls' Softball Team. President Gallo made a motion that the field would be named The Rickey Henderson Field.

Paul Brekemiser, Field of Dreams Non-Profit Organization, said The Field of Dreams was built a year and a half ago. The field is a state of the art baseball field for Oakland Tech High School and the community. Two baseball seasons have been played on the field. Mr. Brekemiser said the organization thought it was fitting to name the field in honor of Rickey Henderson, an Oakland Tech Alumni, and his many accomplishments which include: The greatest lead-off hitter in the history of baseball; the most runs scored in the history of

baseball; the most stolen bases in the history of baseball. Mr. Brekemiser said many fields are named in honor of great players that came out of Oakland and the Oakland Athletic League and we want to name that field The Rickey Henderson Field. Mr. Brekemiser said with the District's approval, we are tentatively planning a civic celebration on October 3, 2009 which Rickey Henderson will attend and we will officially re-name the field "The Rickey Henderson Field" in his honor.

Committee Members Comments

Chairperson Dobbins asked Mr. White what were the cost associated with signage, etc. Mr. White said signage would cost approximately \$15,000-\$20,000 depending how elaborate the signage will be. Mr. Brekemiser said funds have been already been raised for the signage. We have some drawings we will show Mr. White to move forward with the signage.

A motion was made by Noel Gallo, 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: 3 - Christopher Dobbins, Noel Gallo and Jody London

Nay: 0

Recused: 0

Preferential Aye: 0

Preferential Abstention: 0

Preferential Nay: 0

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

There were no public speaker cards submitted.

I. Introduction of New Legislative Matter

None.

J. Adjournment

Chairperson Dobbins adjourned the meeting at 5:18 P.M.

Prepared By: _____

Approved By: _____