Oakland Unified School District

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Agenda (Long)

Tuesday, December 07, 2010 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. Modification(s) To Agenda

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that an agenda item or legislative file will be considered out of order, that consideration of an item has been withdrawn, postponed, rescheduled or pulled off of the Committee's General Consent Report for separate discussion and possible action.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

D. Adoption of Committee Minutes



10-2937 Minutes - Facilities Committee - November 9, 2010

OE-05

Approval by Facilities Committee of Its Minutes of November 9, 2010.

Attachments: 10-2937 - Minutes - Facilities Committee - November 9, 2010

E. Adoption of the Committee General Consent Report

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



10-2489

Professional Services [Facilities] Contract - Berkeley Geo Research Group - School Portfolio Management

Ratification by the Board of Education of a Professional Services [Facilities] Contract between District and Berkeley Geo Research Group, Orinda, CA, to provide 44 hours of service including but not limited to working with Facilities Department to determine the impact of different scenarios of facilities usage, create Arc GIS maps of where students live in relation to facilities as needed and integrate analysis into Asset Management Plan; ensure alignment between School Portfolio Management's enrollment forecasts, long range planning reports and Facilities Asset Management Plan; ensure alignment between School Portfolio Management's enrollment forecasts, long-range planning reports and Facilities Asset Management Plan; and for each major work stream, co-develop an individual work plan, a set of expectations and deliverables with School Portfolio Management, Facilities and the Contract Demographer, for the period of October 1, 2010 through June 30, 2011, in an amount not to exceed \$2,000.00.

Resource Code - 5261-956

Funding Source: Quality Community Schools Development

Attachments: Document(s)

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10-2733 Amendment No. 1, Professional Services Facilities Contract

OE-10

- Sandis - Roosevelt Middle School Paving Replacement Project

Approval by the Board of Education of Amendment No. 1, Professional Services Facilities Contract between District and Sandis, Oakland, CA, for the latter to provide four (4) additional site visits to perform compaction testing services for aggregate sub base and pavement sub grade in conjunction with the Roosevelt Middle School Paving Replacement Project in an additional amount not to exceed \$2,500.00, increasing the Contract not to exceed amount from \$27,500.00 to \$30,000.00. All other terms and conditions of the Contract remain in full force and effect.

Resource Code - 1414-212

Funding Source: Deferred Maintenance

Attachments: Document(s)



10-2877

Professional Services Facilities Contract - AE3 Partners - Cole New Portable Installation Project

Approval by the Board of Education of Professional Services Facilities Contract between District and AE3 Partners, Oakland, CA, for the latter to provide Architectural, Structural, Civil and Electrical design services to install a 24'x40' portable classroom building, including preparation of plans and specs for Division of State Architect (DSA) review and approval and construction administration during the construction phase in conjunction with the Cole New Portable Installation Project for the period commencing December 16, 2010 and concluding no later than December 31, 2011 in an amount not to exceed \$25,000.00.

Resource Code - 0000-109

Funding Source: Developer Fees

Attachments: Document(s)

10-2879 Professional Services Facilities Contract - Green Werx - Cox New Classroom Building Project

OE-10

Approval by the Board of Education of Professional Services Facilities Contract between District and Green Werx, Livermore, CA, for the latter to provide artificial turf in the highlighted areas of the attached sketch, incorporated herein by reference as though fully set forth, including but not limited to providing base rock for a suitable subgrade, compaction, providing synthetic and installing synthetic turf in conjunction with the Cox New Classroom Building Project for the period commencing November 9, 2010 and concluding no later than December 31, 2010 in an amount not to exceed \$49,800.00.

Resource Code - 2122

Funding Source: GO Bond-Measure B

Attachments: Document(s)

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10-2880

Professional Services Facilities Contract - Professional Services Industries (PSI) - Elmhurst Middle School Wellness Center Project

OE-10

Approval by the Board of Education of Professional Services Facilities Contract between District and Professional Services Industries (PSI), Oakland, CA, for the latter to provide abatement specifications and provide air monitoring services during the construction, 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 Elmhurst Middle School Wellness Center Project for the period commencing December 15, 2010 and concluding no later than December 31, 2011 in an amount not to exceed \$8,178.00.

Resource Code - 2122-202

Funding Source: GO Bond-Measure B

Attachments: Document(s)



10-2881

OE-10

Professional Services Facilities Contract - Professional Services Industries (PSI) - Havenscourt New Cafeteria & Classroom Building Project

Approval by the Board of Education of Amendment No. 1, Professional Services Facilities Contract between District and Professional Services Industries (PSI), Oakland, CA, for the latter to provide additional services to address items 5, 7, 11, 19, 24 and 25 from the California Geologic Survey (CGS) back check letter, incorporated herein by reference as though fully set forth, providing a geologic site map, geologic cross sections, and potential for loss of bearing support while soils are in their liquefied state and other services stated in Scope of Work, incorporated herein by reference as though fully set forth, in conjunction with the Havenscourt New Cafeteria & Classroom Building Project, at an additional cost not to exceed \$1,965.00, increasing contract not to exceed amount from \$8,980.00 to \$10,945.00, in conjunction with the Havenscourt New Classroom and Cafeteria Building Project, for the period commencing February 3, 2010 and concluding no later than December 1, 2010.

Resource Code - 2122-207

Funding Source: GO Bond-Measure B

Attachments: Document(s)



10-2882

Professional Services Facilities Contract - Safeplay by Design - Jefferson Portable Replacement Project

OE-10

Approval by the Board of Education of Professional Services Facilities Contract between District and Safeplay by Design, Elk Grove, CA, for the latter to conduct playground safety inspection and impact test of the new poured in place rubber safety flooring surrounding the new play structure in the lower yard at Jefferson in conjunction with the Jefferson Portable Replacement Project for the period commending November 17, 2010 and concluding no later than December 31, 2010 in an amount not to exceed \$900.00.

Resource Code - 2122-128

Funding Source: GO Bond-Measure B

Attachments: Document(s)



<u>10-2883</u>

Professional Services Facilities Contract- The Shalleck Collaborative, Inc. - Elmhurst Middle School Modernization Project

Approval by the Board of Education of Professional Services Facilities Contract between District and The Shalleck Collaborative, Inc., San Francisco, CA, for the latter to provide planning and design services for theater and production systems, including production rigging and stage draperies, production lighting and control fixtures, audiovisual systems and theater seating, 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 Elmhurst Middle School Modernization Project for the period commencing December 16, 2010 and concluding no later than December 31, 2012 in an amount not to exceed \$30,000.00.

Resource Code - 2122-202

Funding Source: GO Bond-Measure B

Attachments: Document(s)



10-2884 Professional Services Facilities Contract - Zeiger -Havenscourt Intercom/PA/Clock/Telephone Project

Approval by the Board of Education of Professional Services Facilities Contract between District and Zeiger Engineers, Inc., Oakland, CA, for the latter to provide electrical engineering services for the design of a new intercom, phone, clock and speaker system at the Havenscourt Campus. Services, including field investigation of existing conditions, designing power, data cabling, and modifications to existing Intermediate Data Frame racks to comply with District Standards, preparation of construction documents, assistance during bidding and negotiations, and construction administration in conjunction with the Havenscourt Intercom/PA/Clock/Telephone Project for the period commencing November 17, 2010 and concluding no later than August 31, 2012 in an amount not to exceed \$17,500.00.

Attachments: Document(s)



10-2890

Purchase Order - Apple Store, Bay Street-Division of Facilities Planning and Management Project

Approval by the Board of Education of Purchase Order between District and Apple Store, Emeryville, CA, for the latter to provide an IPad-with Wi Fi +3G 64GB at the Division of Facilities Planning and Management Department for the period commencing November 15, 2010 and concluding no later than December 31, 2010 in an amount not to exceed \$1,059.63.

OE-10

Resource Code - 2122-918

Funding Source: GO Bond-Measure A

Attachments: Document(s)



10-2891 Purchase Order - Comtel System Technology, Inc. -

OE-10

Burbank Small Schools Intercom/Paging System Perlocament Project

Replacement Project

Approval by the Board of Education of Purchase Order between District and Comtel System Technology, Inc., Sunnyvale, CA, for the latter to provide Intercom/Paging System Replacement at the Burbank Small Schools Intercom/Paging System Replacement Project for the period commencing November 4, 2010 and concluding no later than February 4, 2011 in an amount not to exceed \$13,562.00.

Resource Code - 2122-104

Funding Source: GO Bond-Measure B

Attachments: Document(s)



10-2892 Purchase Order-Digital Design Communications -Havenscourt Intercom/PA/Clock/Telephone Project OE-10

Approval by the Board of Education of Purchase Order between District and Digital Design Communications, Oakland, CA, for the latter to provide fiber testing at five (5) Intermediate Data Frame locations and submit test results at the Havenscourt Intercom/PA/Clock/Telephone Project for the period commencing November 15, 2010 and concluding no later than June 30, 2011 in an amount not to exceed \$1,520.00.

Resource Code - 21212-207

Funding Source: GO Bond-Measure B

Attachments: Document(s)



10-2893

Amended Purchase Order - First Alarm-Downtown Educational Complex Project

OE-10

Approval by the Board of Education of Amended Purchase Order between District and First Alarm, San Jose, CA, for the latter to swap existing 50 degree camera for 65 degree camera in conjunction with the Downtown Educational Complex Project for the period commencing October 15, 2010 and concluding no later than December 31, 2010, in an additional amount of \$1,400.00, increasing contract not to exceed amount from \$16,160.00 to \$17,560.00.

Resource Code - 0000-121

Funding Source: Developer Fees

Attachments: Document(s)



10-2894

Amended Purchase Order - National Construction Rentals - Downtown Educational Complex Project

Approval by the Board of Education of Amended Purchase Order between District and National Construction Rentals, San Leandro, CA, for the latter to extend lease for 864 linear feet of 6 feet high chain link fence locates at 1050-2nd Avenue, including includes windscreens and sandbags and various other items described in Scope of Work, incorporated herein by reference as though fully set forther, at Downtown Educational Complex Project for the period commencing November 8, 2010 and concluding no later than August 8, 2011 in an additional amount not to exceed \$3,404.16, increasing current Purchase Order amount from \$5,720.04 to \$9,034.20.

Resource Code - 0000-121

Funding Source: Developer Fees

Attachments: Document(s)



<u>10-2895</u>

Amended Purchase Order - Noodle, Inc. - Roosevelt Middle School Health Center Project

OE-10

Approval by the Board of Education of Amended Purchase Order between District and Noodle, Inc., Alamo, CA, for the latter to provide an additional four (4) Telesets to existing configuration of a total of fifteen (15) Telesets, all RTU, training and programming included at the Roosevelt Middle School Health Center Project for the period commencing December 15, 2010 and concluding no later than December 15, 2011 in an additional amount not to exceed \$3,297.00, increasing the Purchase Order from a not to exceed amount of \$9,940.00 to \$13,297.00.

Resource Code - 2122-212

Funding Source: GO Bond-Measure B

Attachments: Document(s)



10-2896

Purchase Order - Rusco, Inc. Locker Specialists - Oakland Technical High School Modernization Project

OE-10

Approval by the Board of Education of Purchase Order between District and Rusco, Inc., Locker Specialists, San Gabriel, CA, for the latter to provide 320 lockers in conjunction with the Oakland Technical High School Modernization Project for the period commencing November 4, 2010 and concluding no later than February 4, 2011, in an amount not to exceed \$43,712.00.

Resource Code - 2122-305

Funding Source: GO Bond-Measure B

Attachments: Document(s)



10-2897

Amended Purchase Order - Thompson and Thompson Fence - Downtown Educational Complex Project

Approval by the Board of Education of an Amended Purchase Order between District and Thompson and Thompson Fence, San Lorenzo, CA, for the latter relocate one barrier arm gate/keypad and install new reset loop at 1025-2nd Avenue parking lot at the Downtown Educational Complex Project for the period commencing November 12, 2010 and concluding no later than January 1, 2011 in an additional amount not to exceed \$6,170.00, increasing the Purchase Order from a not to exceed amount of \$16,813.00 to \$22,983.00.

Resource Code - 2122-121

Funding Source: Developer Fees

Attachments: Document(s)



10-2898 Professional Services Facilities Contract - Jason Zalinski - Yuk Yau CDC Fire Alarm Replacement Project

OE-10

Approval by the Board of Education of Professional Services Facilities Contract between District and Jason Zalinski, Oakland, CA, for the latter to provide Division of State Architect (DSA) Inspection in conjunction with the Yuk Yau CDC Fire Alarm Replacement Project for the period commencing January 1, 2011 and concluding no later than December 31, 2011 in an amount not to exceed \$6,930.00.

Resource Code - 2122-824

Funding Source: GO Bond-Measure B

Attachments: Document(s)



10-2899

Professional Services Facilities Contract - Jason Zalinski -Highland CDC Fire Replacement Project

OE-10

Approval by the Board of Education of Professional Services Facilities Contract between District and Jason Zalinski, Oakland, CA, for the latter to provide Division of State Architect (DSA) Inspection in conjunction with the Highland CDC Fire Replacement Project for the period commencing January 1, 2011 and concluding no later than December 31, 2011 in an amount not to exceed \$6,030.00.

Resource Code - 2122-815

Funding Source: Go Bond-Measure B

Attachments: Document(s)



10-2900

Professional Services Facilities Contract - KDI Consultants, Inc. - DEC Las Escuelita & Great Room Building 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 in conjunction with the DEC Las Escuelita & Great Room Building Project for the period commencing December 16, 2010 and concluding no later than December 31, 2012 in an amount not to exceed \$424,040.00.

Resource Code - 2122-121

Funding Source: GO Bond-Measure B

Attachments: Document(s)



10-2902

Professional Services Facilities Agreement - MK THINK Roundhouse One - Division of Facilities Planning and Management Department Project

Approval by the Board of Education of Professional Services Facilities Agreement between District and MK THINK Roundhouse One, San Francisco, CA, for the latter to "assist the Facilities Planning and Management Department in the analysis and development of recommendations required for writing regional zone support work strategic of the comprehensive strategic plan and fully integrate the Asset Management Plan and finally to develop a cohesive basis for updating the Facilities Master Plan" with the attached proposal incorporated into the Contract to the extent that it is subordinate to and not inconsistent with the contract terms, for the period commencing December 16, 2010 and concluding no later than December 31, 2011, in an amount not to exceed \$307,020.00.

Resource Code - 2122-918

Funding Source: GO Bond-Measure B

Attachments: Document(s)



10-2903

Professional Services Facilities Agreement - MK THINK Roundhouse One - Division of Facilities Planning and Management Department Project

Approval by the Board of Education of Professional Services Facilities Agreement between District and MK THINK Roundhouse One, San Francisco, CA, for the latter to provide Baseline Interim Educational Specification for K-5 Elementary School, 6-8 Middle Schools, and 9-12 High Schools, 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 Division of Facilities Planning and Management Department Projects, for the period commencing December 16, 2010 and concluding no later than December 31, 2011, in an amount not to exceed \$28,000.00.

Resource Code - 2122-918

OE-10

Funding Source: GO Bond-Measure B

Attachments: Document(s)



10-2904 Professional Services Facilities Agreement - Ninyo & Moore

OE-10

- Cole PG&E Service Upgrade Project

Approval by the Board of Education of Professional Services Facilities Agreement between District and Ninyo & Moore, Oakland, CA, for the latter to provide geotechnical earthwork observation and testing services, 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 Cole PG&E Service Upgrade Project, for the period commencing December 16, 2010 and concluding no later than February 28, 2011, in an amount not to exceed \$4,545.00.

Resource Code - 0000-121

Funding Source: State School Building Fund

Attachments: Document(s)



10-2905

Professional Services Facilities Agreement - Roland Lakes - Division of Facilities Planning and Management Department Project

OE-10

Approval by the Board of Education of Professional Services Facilities Agreement between District and Roland Lakes, Oakland, CA, for the latter to provide professional cost estimating and related services for the Facilities Department including but not limited to a) providing cost estimates for new, modernization and related products; b) providing estimates and evaluation of proposed change orders; and c) providing related services for the Facilities Department as needed for the period commencing January 1, 2011 and concluding no later than December 31, 2011 in an amount not to exceed \$120,000.00.

Resource Code - 212-918

Funding Source: GO Bond-Measure B

Attachments: Document(s)



10-2909

Project Budget, Key Code and Project Number - Brookfield Elementary School Playground Resurfacing Project

OE-10

Approval by the Board of Education of Resolution No. 1011-0068 - Authorizing and approving the New Project Budget, Key Code and Project Number for Brookfield Elementary School Playground Resurfacing Project in the amount of \$45,000.00.

Resource Code - 2122-103

Funding Source: GO Bond-Measure B

Attachments: Document(s)



10-2910 Project Budget, Key Code and Project Number - Chabot Air Quality Project

OE-10

Approval by the Board of Education of Resolution No. 1011-0067- Authorizing and approving the New Project Budget, Key Code and Project Number for Chabot Air Quality Project in the amount of \$400,000.00.

Resource Code - 0000-106

Funding Source: County School Facilities Fund

<u>Attachments:</u> Document(s)



10-2912 Project Budget, Key Code and Project Number - Chabor

OE-10

Urban Forest Project

Approval by the Board of Education of Resolution No. 1011-0045 - Authorizing and approving the New Project Budget, Key Code and Project Number for Chabot Urban Forest Project in the amount of \$220,000.00.

Resource Code - 0000-106

Funding Source: Country School Facilities Fund

Attachments: Document(s)



10-2913 Project Budget, Key code and Project Number - Charemont HVAC Replacement Project

OE-10

OE-10

Approval by the Board of Education of Resolution No. 1011-0066 - Authorizing and approving the New Project Budget, Key Code and Project Number for Claremont HVAC Replacement Project in the amount of \$1,600,000.00.

Resource Code - 0000-147

Funding Source: County School Facilities Fund

Attachments: Document(s)



10-2914 Amendment No.1, Professional Services Facilities Contract - ACC Environmental - Oakland High School Modernization

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Project

Approval by the Board of Education of Amendment No. 1, Professional Services Facilities Contract between District and ACC Environmental, Oakland, CA, for the latter to provide additional hours required to complete scope for Oakland High School Building F, pursuant to quote, dated October 11, 2010, in an additional amount not to exceed \$11,495.00, increasing the Contract not to exceed amount from \$26,305.25 to \$37,800.25 in conjuction with the Oakland High School Modernization Project. 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)



10-2915

Amendment No. 3, Professional Services Facilities Contract - Ninyo & Moore - Downtown Educational Complex Project

OE-10

Approval by the Board of Education of Amendment No. 3, Professional Services Facilities Contract between District and Ninyo & Moore, Oakland, CA, to provide latter additional budget to cover associated costs of soil sampling and analytical activities that will be required to complete the scope of the remediation oversight for the Phase 1 Remedial Action Workplan Implementation and various other items described herein in conjunction with the Downtown Educational Complex Project for the period commencing January 31, 2010 and concluding no later than December 31, 2010, in an additional amount not to exceed \$53,477.00, increasing the Contract not to exceed amount from \$263,900.00 to \$317,377.00. All other terms and conditions of the Contract remain in full force and effect.

Resource Code - 2122-121

Funding Source: GO Bond-Measure A/C

Attachments: Document(s)



10-2916

Amendment No.1, Professional Services Faciliites Contract -KDI Consultants, Inc. - 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 KDI Consultants, Inc., Oakland, CA, for the latter to provide additional Division of State Architect (DSA) inspection services in conjunction with the Glenview Lower Yard Paving & Accessible Ramp Project and extending the contract period of June 10, 2010 through November 30, 2010 to December 31, 2010, in an additional amount not to exceed \$3,800.00, increasing the Contract not to exceed amount from \$12,825.00 to \$16,625.00. 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)



10-2917

Amendment No. 3, Professional Facilities Contract -Michael Willis & Associates - Roosevelt Middle School Health Center Project

Approval by the Board of Education of Amendment No. 3, Professional Services Facilities Contract between District and Michael Willis & Associates, Oakland, CA, for the latter to provide additional design services for preparation of structural calculations and sketches for the infill of the existing skylights over the new health center (\$1,830.00); the installation of plumbing stud-outs (\$800.00); architectural coordination of MEP for dental room and adjacent compressor room and design of Intrusion Alarm at the Health Center (\$9,870.00) in conjunction with the Roosevelt Middle School Health Center Project, for the period May 18, 2009 through June 30, 2010 to December 31, 2011, in an additional amount not to exceed \$12,500.00, increasing the Contract not to exceed amount from \$89,008.00 to \$101,708.00. All other terms and conditions of the Contract

OE-10

OE-10

Resource Code - 2122-212

remain in full force and effect

Funding Source: GO Bond-Measure B

Attachments: Document(s)



10-2918

Project Budget, Key Code and Project Number - Prescott Modernization - Phase 2

Approval by the Board of Education of Resolutions No. 1011-0069 - Authorizing and approving the New Project Budget, Key Code and Project Number for Prescott Modernization - Phase 2 in the amount of \$528,000.00.

Resource Code - 2122-147

Funding Source: GO Bond-Measure B

Attachments: Document(s)

F. Unfinished Business

None

G. New Business



10-2906 Interim Progress Report No. 6 - District -California High Performance School Program

OE-10

Approval by the Board of Education of the Sixth Interim Progress Report on District's California High Performance School (CHPS) Program/Sustainability Initiatives and Energy and Water Plan Board Resolution.

Attachments: Document(s)



10-2908 Emergency Contract - Roofing System and Gymnasium

OE-10

Repairs - Claremont Middle School

Approval by Board of Education of Resolution No. 1011-0065 - Emergency Resolution - Authorizing An Emergency Contract Relating To Roofing and Gymnasium Repairs at Clermont Middle School, pursuant to Public Contract Code Section 22035, et seq.

Resource Code - 0000-154

Funding Source: Risk Management

Attachments: Document(s)

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

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

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

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

J. Introduction of New Legislative Matter

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

K. Adjournment