

Oakland Unified School District

DRAFT

Board of Education
Paul Robeson Building
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Minutes (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

Chairperson Noel Gallo called the meeting to order at 4:30 P.M.

B. Roll Call

Chairperson Gallo said Director Spearman is excused from today's meeting due to illness.

Roll Call: Present: Jody London and Noel Gallo

Absent: Alice Spearman

C. Modification(s) To Agenda

Secxretary Edgar Rakestraw said Legislative File ID 10-2890 is being withdrawn at the request of administration.

D. Adoption of Committee Minutes



[10-2937](#)

Minutes - Facilities Committee - November 9, 2010

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

Attachments: [10-2937 - Minutes - Facilities Committee - November 9, 2010](#)

A motion was made by Jody London, seconded by Noel Gallo, 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 Noel Gallo
Nay: 0
Recused: 0
Absent: 1 - Alice Spearman
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

E. Adoption of the Committee General Consent Report



[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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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



10-2733

Amendment No. 1, Professional Services Facilities Contract - 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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Jody London and Noel Gallo

Nay: 0
Recused: 0
Absent: 1 - Alice Spearman
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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

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

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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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

**10-2880****Professional Services Facilities Contract - Professional Services Industries (PSI)
- Elmhurst Middle School Wellness Center Project**

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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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

**10-2881****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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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



10-2882

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

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 commencing 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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Jody London and Noel Gallo
Nay: 0

Recused: 0
Absent: 1 - Alice Spearman
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**10-2883****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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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

**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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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



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.

Resource Code - 2122-918

Funding Source: GO Bond-Measure A

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

Withdrawn



10-2891

Purchase Order - Comtel System Technology, Inc. - Burbank Small Schools Intercom/Paging System 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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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

Preferential Abstention: 0

Preferential Nay: 0

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

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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0

Adv Nay: 0

Adv Abstain: 0

Aye: 2 - Jody London and Noel Gallo

Nay: 0

Recused: 0

Absent: 1 - Alice Spearman

Preferential Aye: 0

Preferential Abstention: 0

Preferential Nay: 0

**10-2893****Amended Purchase Order - First Alarm-Downtown Educational Complex Project**

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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0

Adv Nay: 0

Adv Abstain: 0

Aye: 2 - Jody London and Noel Gallo

Nay: 0

Recused: 0

Absent: 1 - Alice Spearman
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**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 located 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 forth, 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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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

**10-2895****Amended Purchase Order - Noodle, Inc. - Roosevelt Middle School Health Center Project**

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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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

**10-2896****Purchase Order - Rusco, Inc. Locker Specialists - Oakland Technical High School Modernization Project**

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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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

**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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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



10-2898

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

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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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



10-2899

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

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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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



10-2900

Professional Services Facilities Contract - KDI Consultants, Inc. - DEC La 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 La 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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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



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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0

Adv Nay: 0

Adv Abstain: 0

Aye: 2 - Jody London and Noel Gallo

Nay: 0

Recused: 0

Absent: 1 - Alice Spearman

Preferential Aye: 0

Preferential Abstention: 0

Preferential Nay: 0



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

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 Noel Gallo

Nay: 0

Recused: 0

Absent: 1 - Alice Spearman
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**10-2904****Professional Services Facilities Agreement - Ninyo & Moore - 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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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

**10-2905****Professional Services Facilities Agreement - Roland Lakes - Division of Facilities Planning and Management Department Project**

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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0

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

**10-2909****Project Budget, Key Code and Project Number - Brookfield Elementary School Playground Resurfacing Project**

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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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

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

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

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 Noel Gallo
Nay: 0

Recused: 0
Absent: 1 - Alice Spearman
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**10-2912****Project Budget, Key Code and Project Number - Chabot 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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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

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

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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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

Preferential Nay: 0

**10-2914****Amendment No.1, Professional Services Facilities Contract - ACC
Environmental - Oakland High School Modernization 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 conjunction 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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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

**10-2915****Amendment No. 3, Professional Services Facilities Contract - Ninyo & Moore -
Downtown Educational Complex Project**

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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0

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

**10-2916****Amendment No.1, Professional Services Facilities Contract - KDI Consultants, Inc. - Glenview Lower Yard Paving & Accessible Ramp 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 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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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

**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 remain in full force and effect

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



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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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

F. Unfinished Business

None.

G. New Business



[10-2906](#)

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

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\(s\)](#)

Tabled to a Date Certain



[10-2908](#)

Emergency Contract - Roofing System and Gymnasium 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.

Five (5) votes required for adoption pursuant to CA Public Contract Code Section 22050.

Resource Code - 0000-154

Funding Source: Risk Management

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

Education Meeting Agenda under New Business. He said the item requires five votes of the Board for approval.

Director London said this is truly an emergency. She said because of this devastating fire there is no access to the gymnasium right now.

A motion was made by Jody London, seconded by Noel Gallo, that this matter be Recommended Favorably. The motion carried by the following vote:

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Jody London and Noel Gallo
Nay: 0
Recused: 0
Absent: 1 - Alice Spearman
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. Superintendent of Schools or Designee's Committee Liaison Report

Chairperson Gallo said Assistant Superintendent for Facilities Planning and Management, Timothy White, has a report regarding the District's heating systems and other issues taking place at some schools due to the weather. Chairperson Gallo said the Committee appreciates the work of the Facilities Staff upgrading and modernizing District facilities. He said we have to recognize within the District's 119 schools plus administrative facilities, there is great need for repairs. He said in a case such as Frick Middle School when the heating is not working, staff makes every effort to make sure there is a temporary fix or a permanent fix. He recognized the Facilities Staff for their quick response and improvement.

Chairperson Gallo said the residents of Oakland need to recognize and accept the fact the District has made tremendous improvements to our sites, but there are some sites that need additional repairs. He said he has no hesitation to say the District will ask the citizens for an another Facilities Bond to make sure students have an environment that is welcoming and inviting.

Mr. White provided the Committee a status report regarding the District's heating systems. Mr. White thanked the Board for their vision in the past for recognizing Facilities needs. He reported the recent cold snap has been particularly harsh even though it was for a short period. He said since returning from the Thanksgiving Holiday Break, the District had approximately 70 work order tickets related to heating repair issues. He reported out of

the 70 work order tickets submitted, as of last Thursday the department had completed the repairs on all but 20 of the tickets. He said of the remaining 20 tickets that had not been completed, on Friday and the weekend they were being worked on. He said as of yesterday, the work for the 20 remaining tickets was completed or in progress. He said 44 boiler systems have been identified to be in poor working condition and need replacing. He said those boilers are temperamental, and in some cases, the District is better off not ever shutting the system down once the system is up and running. He said until the boilers in that category are replaced with more energy efficient boilers, the District has to make some kind of decision regarding managing those boiler systems differently than we manage the rest of the inventory. He said in some cases facilities maintenance staff are successful in getting the boilers up and running and they make take two or three visits to make sure they reach the steady state of operation where the heating conditions are comfortable for the occupants. He said in some cases when the technicians leave the site, the boiler is up and operational and they have to make return visits periodically until the boiler reaches a steady state of operation. He said the lessons learned from last year and this year as the District has gone dark, realizing significant amounts of savings by going dark as it relates to heating and electrical savings, we may want to have a different approach as it relates to some sites where the equipment is old. He said over Winter Recess the District will look at different strategies, not abandoning the efforts to save money through energy savings but to temper them so the District doesn't take hits in terms of its credibility.

Director London said she assumes the District has a Deferred Maintenance List.

Mr. White said "Yes."

Director London asked if the boilers were included on the Deferred Maintenance List.

Mr. White said many boilers are on the Deferred Maintenance List and they have been replaced during modernizations over the last several years.

Director London asked if it was possible for the Committee to see the Deferred Maintenance List and will the list be a part of the Facilities Master Plan?

Mr. White said "No doubt". He said one of the issues with the Deferred Maintenance List is so many repairs qualify for Deferred Maintenance and the list is routinely updated. He said this is a year where the Deferred Maintenance List will be updated. He said it is a conversation he has had with the Director of Buildings & Grounds, Leroy Stokes, and there will be some modifications to the list. He said the list can be updated yearly but if the District is going to prioritize heat, other repairs will have to come off the list. He noted that heat is a health and safety issue as well as are many of the eligible Deferred Maintenance Projects.

Director London suggested the District review the Deferred Maintenance List with P G & E because the utility is trying to spend \$2 billion in Energy Efficiency money and there may be some rebate opportunities for the District.

Chairperson Gallo apologized to the students and parents of the District. He said the heating systems have been corrected.

Mr. White said the heating systems have been routinely addressed and he thinks they will

have to be addressed again.

Chairperson Gallo asked Mr. White if he walked into a school, was the District keeping students warm even if it is a temporary heating system?

Mr. White said for the majority of the schools that had heating problems he would characterize the issue as having been addressed. He said additional calls continue to come in and he doesn't see the calls stopping through the heating season as the District continues to struggle with an aging infrastructure. He said the District has 500 acres of land, hundreds of different buildings and in many cases, the heating systems are not uniform. He said with boiler systems replaced made through the Capital Program, the issues associated with the discussion and this particular trade is the fact that the District has the same number of schools to maintain with a dwindling workforce. He said with new equipment coming on-line in certain places, the District has expanded the amount of its heating equipment inventory and reduced the amount of resources to address that inventory.

J. Introduction of New Legislative Matter

New Matter - Director London requested a report on how the District is doing Master Planning for the Americans with Disabilities Act Accessibility. She said her interest is making sure the District is able to have that integrated into the Facilities Master Plan. She said the Committee has not looked at the Operational Expectation around facilities and that is a key piece around evaluating the Superintendent. She said what the leadership is looking from this Committee are the four indicators to be used. Chairperson Gallo said he thought the committee had discussed the Operational Expectations for facilities. Mr. White said there was a short discussion about that as it relates to the Superintendent's evaluation. Chairperson Gallo said certainly it can be brought to the Committee again.

K. Adjournment

Chairperson Gallo adjourned the meeting at 4:47 P.M.

Prepared By: _____

Approved By: _____