

Oakland Unified School District

Board of Education
Paul Robeson Building
1025 2nd Avenue, Suite 108
Oakland, CA 94606-2212
(510) 879-8199 Voice
(510) 879-8000 Fax



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Minutes (Long)

Tuesday, June 02, 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 5:06 P.M.

B. Roll Call

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

C. Modification(s) To Agenda

Director London had some questions regarding Legislative Files 09-1725, 09-1733, 09-1734, and 09-1736 and requested they be pulled from the Committee General Consent Report for further discussion. Chairperson Dobbins agreed and said the Committee would vote on the Committee General Consent Report minus the four Legislative Files and vote on those four item separately.

C1. Committee Minutes



[09-1792](#) Minutes - Facilities Committee - May 5, 2009

Adoption by Facilities Committee of its Meeting Minutes of May 5, 2009.

Attachments: [Document\(s\)](#)
[09-1792 - Minutes - Facilities Committee - May 5, 2009](#)

A motion was made by Jody London, 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 - Jody London and Christopher Dobbins
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0



[09-1793](#) Minutes - Facilities Committee - May 7, 2009 (Special Meeting)

Adoption by Facilities Committee of its Special Meeting Minutes of May 7, 2009.

Attachments: [Document\(s\)](#)
[09-1793 - Minutes - Facilities Committee - May 7, 2009 \(Special Meeting\)](#)

A motion was made by Jody London, 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 - Jody London and Christopher Dobbins
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0



09-1797 Minutes - Facilities Committee - May 19, 2009

Adoption by Facilities Committee of its Meeting Minutes of May 19, 2009.

Attachments: [Document\(s\)](#)
[09-1797 - Minutes - Facilities Committee - May 19, 2009](#)

A motion was made by Jody London, 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 - Jody London and Christopher Dobbins
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

D. Adoption of the Committee General Consent Report



09-1717 Project Budget, Key Codes and Project Number - McClymonds Football Field Turf Replacement Project

Approval by the Board of Education of Resolution No. 0809-0185 - Authorizing and approving the New Project Budget, Key Code and Project Number for McClymonds Football Field Turf Replacement in the amount of \$2,220,600.00

Funding Source: State School Building Fund

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

This Matter was Recommended Favorably on the Consent Agenda.

[09-1721](#)**Amendment No. 1-ABC Inspection Services-Castlemont Auditorium Renovations Project**

Approval by the Board of Education of Amendment No. 1 to Professional Services Agreement between District and ABC Inspection Services, Stockton, CA, for the latter to provide additional IOR hours which are required due to the extended project duration and to track time and material cost, due to an unforeseen condition where the contract was originally planned for 135 days; procurement complications arising from "theater" materials and equipment and an inordinate amount of Request for Information (RFI) lengthened the project duration to six months in conjunction with the Castlemont Auditorium Renovations Project in an additional amount not-to-exceed \$21,440.00, increasing the Agreement from \$15,200.00 to a not-to-exceed amount for \$36,640.00, and extending the end date from May 1, 2009 to June 30, 2009. All other terms and conditions of the Agreement remain in full force and effect.

Funding Source: General Obligation Bond-Measure B

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

This Matter was Recommended Favorably on the Consent Agenda.

[09-1724](#)**Amendment No. 1-Anthony Ogbeide Associates, Inc.-Ralph Bunche Middle School Modernization Project**

Approval by the Board of Education for Amendment No. 1 to Professional Services Agreement between District and Anthony Ogbeide Associates, Inc., Oakland, CA, for the latter to provide additional inspection services for Phase 3, due to a District requested change in scope, whereas the initial inspection was for Phase 2 and ongoing inspection is needed for Phase 3 of the project in conjunction with the Ralph Bunche Modernization Phase 3 Project in an additional amount not-to-exceed \$22,440.00, increasing the Agreement from \$16,320.00 to a not-to-exceed amount for \$38,760.00 and extending the end date from September 15, 2008 to October 31, 2009. All other terms and conditions of the Agreement remain in full force and effect.

Funding Source: General Obligation Bond-Measure B

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

This Matter was Recommended Favorably on the Consent Agenda.

[09-1725](#)**Amendment No. 1-AEKO-Division of Facilities, Planning and Management Project**

Approval by the Board of Education of Amendment No. 1 to Professional Services Agreement between District and AEKO, Oakland, CA, for the latter to provide additional LAN support and maintenance overtime, and various computer software programs in conjunction with the Division of Facilities, Planning and Management in an additional amount not-to-exceed \$2,000.00, increasing the Agreement from \$73,800.00 to a not-to-exceed amount for \$75,800.00. All other terms and conditions of the Agreement remain in full force and effect.

Funding Source: General Obligation Bond-Measure B**Attachments:** [Document\(s\)](#)

After discussion the Committee voted seperately to approve.

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

**09-1730****Amendment No. 1 - Comtel Systems Technology, Inc.-Carter Middle School Modernization Project**

Approval by the Board of Education of Amendment No. 1 to Professional Services Agreement between District and Comtel Systems Technology, Inc., Sunnyvale, CA, for the latter to provide additional work as needed to fix the bells to accommodate to the schools on site at Oakland International and Bay Area Technical Schools, due to an Unforeseen Condition, whereas the programming was more complicated than what was established because of the schedule layout and programming needs for both schools in conjunction with the Carter Middle School Modernization Project, in an additional amount not-to-exceed \$1,822.50, increasing the Agreement from \$560.00 to a not-to-exceed amount for \$2,382.50. All other terms and conditions of the Agreement remain in full force and effect.

Funding Source: General Obligation Bond-Measure B**Attachments:** [Document\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

**09-1731****Award of Bid-Ray's Electric-Jefferson Elementary School Portable Relocation Project**

Approval by the Board of Education of Resolution No. 0809-0181 - Award of Bid and Construction Contract to Ray's Electric, Oakland, CA, for the latter as the lowest responsive, responsible bidder and rejecting all other bids, if any, to relocate two existing portables on site and delivery and installation of two new portables and underground utilities in conjunction with the Jefferson Elementary School Portable Relocation Project for the period commencing June 17, 2009, and ending on August 31, 2009, in the amount of \$159,754.00.

Funding Source: General Obligation Bond-Measure B**Attachments:** [Document\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.



09-1732

Award of Bid- Albay Construction-Ralph Bunche Modernization Phase 3 Project

Approval by the Board of Education of Resolution No. 0809-0180 - Award of Bid and Construction Contract to Albay Construction, Martinez, CA, for the latter as the lowest responsive, responsible bidder and rejecting all other bids, if any, to provide remodeling of the gymnasium showers and restrooms including replacement of the existing HV system at the gym; replacement and installation of new addressable fire alarm system and new intercom/PA/telephone in conjunction with the Ralph Bunche Middle School Modernization Project for the period commencing June 15, 2009, and ending on August 29, 2009, in the amount of \$638,000.00.

Funding Source: General Obligation Bond-Measure B

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

This Matter was Recommended Favorably on the Consent Agenda.



09-1733

Professional Services Contract-AEKO-Division of Facilities, Planning and Management Project

Approval by the Board of Education Professional Services Agreement between District and AEKO, Oakland, CA for the latter to provide WAN Support and Network Outages, as described in the Scope of Work, incorporated herein as though fully set forth, in conjunction with the Division of Facilities, Planning and Management Project for the period commencing July 1, 2009 and concluding June 30, 2010 in an amount not-to-exceed \$93,150.00.

Funding Source: General Obligation Bond-Measure B

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

After discussion the Committee voted separately to approve.

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



09-1734

Professional Services Agreement-Davillier-Sloan-Division of Facilities, Planning and Management Project

Approval by the Board of Education Professional Services Agreement between District and Davillier-Sloan, Oakland, CA, for the latter to provide a full range of services related to the Project Labor Agreement (PLA) for the District, with a primary focus on local hiring and local capacity building; provide labor relations and dispute resolution services and various other items described in proposal, incorporated herein as though fully set forth, in conjunction with the Division of Facilities, Planning and Management Program for the period commencing July 1, 2009 and concluding no later than June 30, 2010 in an amount not-to-exceed \$180,000.00

Funding Source: General Obligation Bond

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

After discussion the Committee voted separately to approve.

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



09-1735

Professional Services Agreement-KDI Consultants-Highland Fire Alarm Upgrade Project

Approval by the Board of Education Professional Services Agreement between District and KDI Consultants, Oakland, CA, for the latter to provide Division of State Architect (DSA) inspection services in conjunction with the Highland Fire Alarm Upgrade Project for the period commencing April 21, 2009 and concluding by December 31, 2009, in an amount not to exceed \$10,260.00.

Funding Source: General Obligation Bond-Measure B

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

This Matter was Recommended Favorably on the Consent Agenda.



09-1736

Professional Services Agreement-ELEGKOS Software-Division of Facilities, Planning and Management Project

Approval by the Board of Education Professional Services Agreement between District and ELEGKOS Software, Arcadia, CA, for the latter to provide Sole Source Software to the Labor Compliance Program including installation and configuration of the internal system(s) allowing District the ability to utilize additional options, in conjunction with the Division of Facilities, Planning and Management Project for the period commencing July 1, 2009 and concluding June 30, 2010 in an amount not to exceed \$48,000.00.

Funding Source: General Obligation Bond**Attachments:** [Document\(s\)](#)

After discussion the Committee voted seperately to approve.

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

**[09-1737](#)****Professional Services Agreement-Simplex Grinnell-Oakland High School
Modernization Project**

Approval by the Board of Education Professional Services Agreement between District and Simplex Grinnell, Livermore, CA, for the latter to provide supervision to electrical contractor and/or low voltage installer of the fire alarm system during conduit installation, wire pulling, wire continuity review/testing and termination/trimming of devices and various other items described herein in conjunction with the Oakland High School Modernization Project for the period commencing April 29, 2008 and concluding not later than December 31, 2010 in an amount not-to-exceed \$32,400.00.

Funding Source: General Obligation Bond-Measure B**Attachments:** [Document\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

**[09-1738](#)****Professional Services Agreement-Simplex Grinnell-Oakland High School
Health Clinic Project**

Approval by the Board of Education Professional Services Agreement between District and Simplex Grinnell, Livermore, CA, for the latter to provide supervision to electrical contractor and/or low voltage installer of the fire alarm system during conduit installation, wire pulling, wire continuity review/testing and termination/trimming of devices and various other items described herein in conjunction with the Oakland High School Health Clinic Project for the period commencing April 29, 2008 and concluding not later than December 31, 2009 in an amount not-to-exceed \$8,640.00.

Funding Source: General Obligation Bond-Measure B**Attachments:** [Document\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

[09-1739](#)**Professional Services Agreement-Waste Management of Alameda, Inc.
-Oakland High School Modernization Project**

Approval by the Board of Education Professional Services Agreement between District and Waste Management of Alameda, Inc., Oakland, CA, for the latter to provide pick-up of dumpsters to dispose of large quantities of trash and garbage in preparation for the modernization project; emptying boxes every Monday from April 20th to June 24th, 2009 for a total of sixteen (16) hauls in conjunction with the Oakland High School Modernization Project for the period commencing April 20, 2008 and concluding not later than June 24, 2009 in an amount not-to-exceed \$9,000.00.

Funding Source: General Obligation Bond-Measure B

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

This Matter was Recommended Favorably on the Consent Agenda.

[09-1751](#)**Award of Bid-Petersen Dean Commercial, Inc.-Lowell Middle School Walkway
Roof Replacement Project**

Approval by the Board of Education of Resolution No. 0809-0060, Award of Bid and Construction Contract to Petersen Dean Commercial, Inc., Newark, CA, for the latter as the lowest responsive, responsible bidder and rejecting all other bids, if any, to provide replacement of existing two covered walkways and related improvements; flashing gutters, downspouts and catch basins; install new lighting at soffits and paint the walkway structure and accessible work includes parking spaces, wheel stops and signage, and concrete ramp within the covered area in conjunction with the Lowell Middle School Walkway Roof Replacement Project for the period commencing March 9, 2009, and ending on July 7, 2009, in the amount of \$337,999.00.

Funding Source: Deferred Maintenance

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

This Matter was Recommended Favorably on the Consent Agenda.

Passed The Committee General Consent Report

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

E. Unfinished Business



[09-1403](#) **Amendment of Bylaws of Measure "B" Independent Citizens' School Facilities Bond Oversight Committee (Second Reading)**

Adoption by Board of Education of Resolution No. 0809-0230 - Adopting Amended Bylaws of Measure "B" Independent Citizens' School Facilities Bond Oversight Committee.

Attachments: [09-1403 - Measure B Independent Citizens' School Facilities Bond Oversight Committee \(First Reading\).pdf](#)

{Comments to be inserted}.

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

F. New Business



[09-1718](#) **Ground Lease - District and City of Oakland - King Estates Fields**

Approval by the Board of Education of the Ground Lease between the District and the City of Oakland, leasing to the latter the premises known as "King Estates Fields", located at 8251 Fontaine Street, Oakland, California, subject to legal form and content approval by General Counsel, pursuant to terms and conditions stated herein, for a term of twenty-five (25) years, until 2033, for one dollar annually, cumulatively payable at the commencement of the Lease Term.

Funding Source: **City of Oakland**

Attachments: [Document\(s\)](#)
[09-1718 - Ground Lease - District and City of Oakland - Golden Gate.pdf](#)

{Comments to be inserted}.

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

**09-1719****Ground Lease - District and City of Oakland - Golden Gate**

Approval by the Board of Education of the Ground Lease between the District and the City of Oakland, leasing to the latter the premises known as "Golden Gate", located at 1075 62nd Street, Oakland, California, subject to legal form and content approval by General Counsel, pursuant to terms and conditions stated herein, for a term of twenty-five (25) years, until 2033, for one dollar annually, cumulatively payable at the commencement of the Lease Term.

Funding Source: City of Oakland

Attachments: [Document\(s\)](#)
[09-1719 - Ground Lease - District and City of Oakland - Golden Gate.pdf](#)

{Comments to be inserted}.

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

**09-1720****District and the City of Oakland - District Facilities - Temporary Mass Care Shelters and Emergency Staging Sites**

Approval by the Board of Education of the Agreement between the District and the City of Oakland regarding use of School Facilities as Temporary Mass Care Shelters and Emergency Staging Sites for victims of disasters, subject to legal form and content approval by General Counsel, pursuant to terms and conditions stated herein, for a term of five (5) years, until until June 30, 2012, upon commencement of the Agreement.

Funding Source: City of Oakland

Attachments: [Document\(s\)](#)
[09-1720 - District and the City of Oakland - District Facilities - Temporary Mass Care Shelters and Emergency Staging Sites.pdf](#)

{Comments to be inserted}.

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



09-1741 Deferred Maintenance Fund Expenditure Report

Presentation of current expenditure report for the Deferred Maintenance Fund in the Division of Facilities, Planning and Management.

Funding Source: Deferred Maintenance Fund

Attachments: [Document\(s\)](#)
[09-1741 - Deferred Maintenance Fund Expenditure Report.pdf](#)

{Comments to be inserted}.

Discussed



09-1742 Measure B Bond Expenditure Report

Presentation of current expenditure report for the Measure B Bond Fund.

Funding Source: General Obligation Bond-Measure B

Attachments: [Document\(s\)](#)
[09-1742 - Measure B Bond Expenditure Report.pdf](#)

{Comments to be inserted}.

Discussed



09-1832 Measure "B" Independent Citizens' School Facilities Bond Oversight Committee - Appointment of Members

Adoption by Board of Education of Resolution No. 0809-0231 - Appointing Members of the Oakland Unified School District Measure B Independent Citizens' Schools Facilities Bond Oversight Committee.

Funding Source: City of Oakland

Attachments: [Document\(s\)](#)
[09-1832 - Measure "B" Independent Citizens' School Facilities Bond Oversight Committee - Appointment of Members.pdf](#)

{Comments to be inserted}.

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

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

There wer no Public Comments.

H. Introduction of New Legislative Matter

{Comments to be inserted}.

I. Adjournment

Chairperson Dobbins adjourned the meeting at 6:02 P.M.

Prepared By: _____

Approved By: _____