

# Oakland Unified School District

Board of Education  
Paul Robeson Building  
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## Minutes (Long)

**Wednesday, June 01, 2011**

**4:30 PM**

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

## Facilities Committee

**Noel Gallo, Chairperson**  
**Jody London, Vice Chairperson**  
**Alice Spearman, Member**

## A. Call to Order

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

## B. Roll Call

**Roll Call:** Present: Noel Gallo and Alice Spearman  
Absent: Jody London

## C. Speaker Request Cards/Modification(s) To Agenda

*Director Spearman requester Legislative File ID 11-1265 be pulled from the Committee General Consent Report for further discussion and possible separate action.*

## D. Adoption of Committee Minutes



### [11-1346](#) Minutes - Facilities Committee - May 17, 2011

Approval by Facilities Committee of Its Meeting Minutes of May 17, 2011.

**Attachments:** [11-1346 - Minutes - Facilities Committee - May 17, 2011](#)

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

## E. Adoption of the Committee General Consent Report



### [11-1087](#) Amendment No. 2, Professional Services Facilities Contract - Geosphere Consultants - Jefferson Portable Replacement Project

Approval by the Board of Education of Amendment No. 2, Professional Services Facilities Contract between District and Geosphere Consultants, Oakland, CA, for the latter to provide soil sampling and testing required to screen soil for off-haul to the proper landfill site in conjunction with the Jefferson Portable Replacement Project, in an additional amount not to exceed \$9,971.00, increasing the Contract not to exceed amount from \$4,704.00 to \$14,675.00, and extending the contract period of March 25, 2010 through May 10, 2011 to August 12, 2011. All other terms and conditions of the Contract remain in full force and effect.

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



**11-1250**

**Project Budget Decrease -Lowell Health Clinic Project**

Approval by the Board of Education of Resolution 1011-1109 - Authorizing and approving the Project Budget Decrease for Lowell Health Clinic Project in the amount of \$1,000,000.00, decreasing the project budget from \$1,193,660.00 to \$193,660.00.

**Resource Code - 2122-204**

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



**11-1251**

**Project Budget Increase - Prescott Small School Initiative Project**

Approval by the Board of Education of Resolution 1011-1097 - Authorizing and approving the Project Budget Increase for Prescott Small School Initiative Project in the additional amount of \$150,000.00, increasing the project budget from \$3,475,000.00 to \$3,625,000.00.

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



#### **11-1252**

#### **Project Budget Increase - Lowell Middle School Modernization Project**

Approval by the Board of Education of Resolution 1011-1107 -Authorizing and approving the Project Budget Increase for Lowell Middle School Modernization Project in the additional amount of \$1,000,000.00, increasing the project budget from \$16,110,000.00 to \$17,110,000.00.

**Resource Code - 2122-204**

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



#### **11-1253**

#### **Project Budget Decrease - Downtown New School Clinic Project**

Approval by the Board of Education of Resolution 1011-1098 - Authorizing and approving the Project Budget Decrease for Downtown New School Clinic Project, in the reduced amount of \$1,500,000.00, decreasing the project budget from \$1,500,000.00 to \$00.00.

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

**11-1254****Project Budget Increase - Downtown Educational Complex Project**

Approval by the Board of Education of Resolution 1011-1099 - Authorizing and approving the Project Budget Increase for Downtown Educational Complex Project in the additional amount of \$1,500,000.00, increasing the project budget from \$38,000,000.00 to \$39,500,000.00.

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

**11-1256****Amendment No. 1 - Professional Services Facilities Contract - Enovity, Inc. - Division of Facilities, Planning and Management**

Approval by the Board of Education of Amendment No. 1, Professional Services Facilities Contract between District and Enovity, Inc., San Francisco, CA, to provide latter additional time to complete commissioning services on the Oakland High School Modernization Project, in conjunction with the Division of Facilities, Planning and Management, by extending the contract period of June 16, 2010 through Decemer 31, 2008 to June 30, 2012. All other terms and conditions of the Contract remain in full force and effect.

**Resource Code - 2122-304****Funding Source: GO Bond-Measure B****Attachments:** [Document\(s\)](#)**This Matter was Recommended Favorably on the Consent Agenda.**

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

**11-1258****Amendment No. 1 - Professional Services Facilities Contract - ZG Planning and Management (ZGPD) - Highland New Classroom Building Project**

Approval by the Board of Education of Amendment No. 1, Professional Services Facilities Contract between District and ZG Planning and Management (ZGPD), San Francisco, CA, for the latter, due to changes in project scope, to provide additional design services which includes structural changes due to new egomaniacs requirements and changes and additional utility locating that was needed; fully designed fire sprinkler drawings, addition of upgrading the site wide intercom/clock system; addition of mechanical replacement at the existing RISE Administration Building in conjunction with the Highland New Classroom Building Project, in the additional amount of \$44,549.00, increasing the Contract not to exceed amount from \$838,260.00 to \$882,809.00 and extending the contract period of September 24, 2009 through December 31, 2011 to December 31, 2013. All other terms and conditions of the Contract remain in full force and effect.

**Resource Code - 2122-126****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 - Noel Gallo and Alice Spearman  
 Nay: 0  
 Recused: 0  
 Absent: 1 - Jody London  
 Preferential Aye: 0  
 Preferential Abstention: 0  
 Preferential Nay: 0

**11-1260****Professional Services Facilities Contract - ACC Environmental - Montclair**

**New Classroom Building Project**

Approval by the Board of Education of Professional Services Facilities Contract between District and ACC Environmental, Oakland, CA, for the latter to provide project planning, specifications, project management and air monitoring services for the removal of asbestos and lead containing building materials in conjunction with the Montclair New Classroom Building Project for the period commencing June 8, 2011 and concluding no later than December 31, 2011 in an amount not to exceed \$11,345.00.

**Resource Code - 2122-143**

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

**11-1261****Professional Services Facilities Contract - Anthonio, Inc. - Madison Middle School Modernization Project**

Approval by the Board of Education of Professional Services Facilities Contract between District and Anthonio, Inc., Oakland, CA, for the latter to provide Division of State Architect (DSA) inspection services in conjunction with the Madison Middle School Modernization Project for the period commencing June 9, 2011 and concluding no later than March 12, 2012 in an amount not to exceed \$16,008.00.

**Resource Code - 2122-215**

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

**11-1262****Professional Services Facilities Contract - Anthonio, Inc. - Santa Fe Paving Replacement Project**

Approval by the Board of Education of Professional Services Facilities Contract between District and Anthonio, Inc., Oakland, CA, for the latter to provide Division of State Architect (DSA) inspection services not related to Geotechnical Observation and Testing, in conjunction with the Santa Fe Paving Replacement Project for the period commencing June 9, 2011 and concluding no later than December 31, 2012 in an amount not to exceed \$3,000.00.

**Resource Code - 2122-150**

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

**11-1263****Professional Services Facilities Contract - Consolidated Engineering Laboratories - Claremont Landscape Improvement Project**

Approval by the Board of Education of Professional Services Facilities Contract between District and Consolidated Engineering Laboratories, Oakland, CA, for the latter to provide materials testing and construction inspection services, with the attached quotation incorporated into the contract to the extent that it is subordinate to and not inconsistent with the contract terms, in conjunction with the Claremont Landscape Improvement Project for the period commencing June 9, 2011 and concluding no later than October 1, 2011 in an amount not to exceed \$20,511.75.

**Resource Code - 2122-201**

**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 - Noel Gallo and Alice Spearman  
Nay: 0  
Recused: 0  
Absent: 1 - Jody London  
Preferential Aye: 0



Preferential Abstention: 0  
Preferential Nay: 0

**11-1264****Professional Services Facilities Contract - Consolidated Engineering Laboratories - Oakland High School Modernization Project**

Approval by the Board of Education of Professional Services Facilities Contract between District and Consolidated Engineering Laboratories, Oakland, CA, for the latter to provide materials testing and construction inspection 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 Oakland High School Modernization Project for the period commencing June 9, 2011 and concluding no later than December 31, 2011 in an amount not to exceed \$36,000.00.

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

**11-1265****Professional Services Facilities Contract - Davillier-Sloan - Division of Facilities, Planning and Management Project**

Approval by the Board of Education of Professional Services Facilities Contract between District and Davillier-Sloan, Oakland, CA, for the latter to provide a full range of services related to the Project Labor Agreement (PLA) with a primary focus on local hiring and local capacity building and labor relations and dispute resolution 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 Division of Facilities, Planning and Management Project, for the period commencing July 1, 2011 and concluding no later than June 30, 2012 in an amount not to exceed \$180,000.00.

**Resource Code - 2122-918**

**Funding Source: GO Bond-Measure B**

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

[11-1265 - Project Labor Agreement Progress Report - June 2011.ppt](#)

[11-1265 - Project Labor Agreement Progress Report - June 2011.pdf](#)

*Chairperson Gallo said this is the annual contract not to exceed \$180,000 annually providing the District with information and follow up on the Project Labor Agreement.*

*Chairperson Gallo said the Committee would like to receive a report from Mr. Sloan annually, feedback, and what the numbers look like. Chairperson Gallo said before the Committee approves this contract, he wants a report showing the District is up to date. He also said he wants a recommendation from Mr. White and General Counsel Minor indicating whether the District should maintain the Project Labor Agreement and the efficiency and effectiveness of it in the District.*

**Tabled to a Date Certain**



**11-1266**

**Award of Bid and Construction Contract - Bay Construction Co. - Chabot Urban Forestry Grant Project**

Approval by the Board of Education of Resolution No. 1011-1106 - Award of Bid and Construction Contract between District and Bay Construction Co., Oakland, CA, for the latter as the lowest responsive, responsible bidder and rejecting all other bids, if any, to provide planting of 64 trees, 11,000 square feet of shrub planting, irrigation and cast-in-place stepped concrete pads in conjunction with the Chabot Urban Forestry Grant Project for the period commencing June 9, 2011 and concluding no later than August 26, 2011, in the amount of \$285,000.00.

**Resource Code - 0000-106**

**Funding Source: Chabot Urban Forestry Grant**

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

**This Matter was Recommended Favorably on the Consent Agenda.**

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



**11-1268**

**Change Order No. 1 - Albay Construction - Roosevelt Middle School Roofing Project**

Approval by the Board of Education of Change Order No. 1 to Construction Contract with Albay Construction, Martinez, CA, providing the latter a Deductive Change Order for the amount of the credit towards the construction contingency in conjunction with the Roosevelt Middle School Roofing Project, in the reduced amount of \$16,138.00, decreasing the Agreement from \$78,000.00 to \$61,138.00. All other terms and conditions of the Agreement 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 - Noel Gallo and Alice Spearman  
Nay: 0  
Recused: 0  
Absent: 1 - Jody London  
Preferential Aye: 0  
Preferential Abstention: 0  
Preferential Nay: 0



**11-1269**

**Change Order No. 1 - Alten Construction - Elmhurst Middle School Modernization (Auditorium) Project**

Approval by the Board of Education of Change Order No. 1 to Construction Contract with Alten Construction, Richmond, CA, for the latter to added demo and abatement in Storage Room 3; delete furring changes; relocate wall due to landing size; wood panel installation in conjunction with the Elmhurst Middle School Modernization (Auditorium) Project, in the additional amount of \$7,750.00, increasing the Agreement from \$4,507,000.00 to \$4,514,750.00. All other terms and conditions of the Agreement remain in full force and effect.

**Resource Code - 2122-202**

**Funding Source: GO Bond-Measure B**

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

**This Matter was Recommended Favorably on the Consent Agenda.**

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



**11-1270**

**Change Order No. 7 - Arntz Builders, Inc. - Chabot New Classroom and Multi-Purpose Project**

Approval by the Board of Education of Change Order No. 7 to Construction Contract with Arntz Builders, Inc., Novato, CA, for the latter to added data switch panels Building B and C; relocate solatubes at Building D corridors, existing sanitary sewer repair east of Building D in conjunction with the Chabot New Classroom and Multi-Purpose Project, in the additional amount of \$310,703.50, increasing the Agreement from \$11,430,491.42 to \$11,741,194.92. All other terms and conditions of the Agreement remain in full force and effect.

**Resource Code - 2122-106**

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



**11-1291**

**Professional Services Facilities Contract - Verde Design - James Madison Middle School Modernization Project**

Approval by the Board of Education of Professional Services Facilities Contract between District and Verde Design, Santa Clara, CA, for the latter to provide design and documentation services to include: project start-up including surveying services; design development; construction documentation and construction administration in conjunction with the James Madison Middle School Modernization Project for the period commencing June 23, 2011 and concluding no later than June 23, 2012 in an amount not to exceed \$135,815.00.

**Resource Code - 2122-215**

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

Preferential Nay: 0



**11-1292**

**Amendment No. 3 - Professional Services Facilities Contract - HY Architects - Stonehurst Small School Conversion Project**

Approval by the Board of Education of Amendment No. 3, Professional Services Facilities Contract between District and HY Architects, Oakland, CA, for the latter, due to changes to the project scope, to provide additional construction administration services for the duration of the project including responding to RFI's, reviewing submittal, and attending site meetings in conjunction with the Stonehurst Small School Conversion Project, in an additional amount not to exceed \$4,000.00, increasing the Contract not to exceed amount from \$41,360.00 to \$45,360.00 and extending the contract period of July 3, 2008 to December 30, 2008 to June 30, 2011. All other terms and conditions of the Contract remain in full force and effect.

**Resource Code - 2122-155**

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

## **Passed The Committee General Consent Report**

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

## F. Unfinished Business

*None.*

## G. New Business



### 11-0329

#### **Transfer Balance for Life Academy Project Budget to Calvin Simmons New Lab and Renovation Project**

Approval by the Board of Education of Resolution No. 1011-0119 - Reallocating of Life Academy ( and Calvin Simmons Project Budgets, As Specified to the Calvin Simmons Campus Improvements and the Calvin Simmons Lab Projects, As Specified

**Funding Source: General Obligation Bond-Measure B**

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

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

### **Roll Call (Secretary's Observation)**

*Jody London present at 4:55 P.M.*

**Roll Call:** Present: Noel Gallo, Jody London and Alice Spearman



### 11-1134

#### **Report and Presentation of Draft Facilities Master Plan**

A report and Presentation by the Assistant Superintendent of Facilities Planning and Management, Custodial Services and Buildings & Grounds of the Draft Facilities Master Plan.

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

[11-1134 - Report and Presentation of Draft Facilities Master Plan.pdf](#)

*Tadashi Nakadegawa said the Facility Master Plan is a process where the District surveys and assesses every facility in the District. This process has been done twice previously with the current bond campaign and capital construction. The first Facility Master Plan was done in the late 1990's and the second was done in 2005-06.*

*Art Taylor, MK Think, said this Facility Master Plan is designed to complement the work that has been done within the District's Strategic Plan. He said in order to make sure that the facilities and assets the District has complements the work and the programmatic part, it is important to look at the spaces and the evaluation of those spaces.*

#### *District Capital Projects*

*Within the Facility Master Plan, tie the Capital Projects into a timeline that complements the work being done and to be in-line with the goals set aside in the Strategic Plan.*

#### *Overall Vision*

*A heavy set of financial information tied into the Facility Master Plan so that the work can assist any type of bond that is approached by the District.*

#### *Why is the Facility Master Plan Important*

*The Facility Master Plan will be used for the decision making process to make sure as the District makes decisions on the programmatic side, it is being complemented with the decisions made on the facility side. When the District does the right sizing it will have enough space for the programs for the Full Service Community School.*

#### *Asset Management Study*

*This is a high level view of looking at the District's facilities and its assets.*

#### *Education Specification*

*The high school version of the Education Specification has been completed. These specifications combined with the Strategic Plan programmatic needs feeds into the Facilities Master Plan.*

#### *Next Phase*

*The District is projecting the next phase of the Facility Master Plan work to occur in two sections. The first phase will occur throughout the summer and second phase will occur September through November. The components of this Facility Master Plan are designed to give a detailed assessment of the actual space on a room by room.*

#### *Phase I of the Facility Master Plan*

*Phase I begins with a detailed inventory assessment. The work will begin in June with a detailed assessment of each space within each facility and performing measurement validations. At the end of August the District will have a data base of information identifying the features of each space in each building and the proposed use for the spaces.*

#### *Costs Involved*

*The cost of bringing the spaces up to specific conditions or other kinds of alternative uses for the spaces. These costs will be added into a budget by the end of August.*

#### *Phase II*

*A detailed engineering assessment that begins in September.*

#### *Phase III*

*The post part of the Facility Master Plan. The District will move into some pilot projects, individual design, and some testing of specific activities or programmatic elements*

*suggested throughout the Strategic Plan.*

*At the End of the Process*

*The District will have a data base that will link all information together which will allow the District to do some modeling of different scenarios in order to look at different space use and space facility accommodations for different types of programs. The District will have information from a real estate consultant that will give ideas for alternative uses for some spaces; updated plans for all facilities, a budget, and a implementation schedule for Facility Master Plan projects through 2016.*

*Committee Member Comments*

*Vice President London had several questions.*

- 1. What will be different about the school surveys? She said the planning has not adequately involved school sites.*
- 2. Vice President London said she wants to make sure the District address issues such as technology, seismic upgrades, disability access, school gardens, deferred maintenance, and kitchen facilities in addition to the Educational Specifications.*
- 3. Who will determine what the Full Service Community School requirements are?*
- 4. The roll of community involvement.*

*Chairperson Gallo said he doesn't want the Facility Master Plan to become another educational theory exercise. He asked the difference between a Full Community School and a Quality Community School.*

*Mr. Taylor said a Full Service Community School is the components that are a part of the school. He said a Full Service Community School serves as the center of a community providing a number of opportunities and support services. A Full Service Community School is available to the community during off hours providing other opportunities for the communities supporting the school. It is how the District approaches the students and their families that go into the school. He said a Full Service Community School makes sure the District is providing what the community needs; access to the information; and access to the facility.*

*A Quality School is the education instruction and what happens within a particular school.*

*Chairperson Gallo said a Facility Master Plan has to be able to electrify people and say that is where the District is going.*

*Mr. White responded to some of Vice President London's questions.*

*Regarding the school surveys - He said the surveys will be more in-depth than previous surveys.*

*Mr. Taylor said this review will have the validation of the measurements of specific spaces and a qualitative review identifying the natural lighting and the pathways that connect different programs and services together.*

*Will there be a process to engage school sites in what their actual needs are? - Mr. White said he wants to make sure there is a connection between the what District is responsible for providing and the teaching and learning that will take place in those spaces.*



*Mr. Taylor said the Full Service School Initiative has laid out the requirements through the Strategic Plan.*

*Director Spearman said what she is looking for in a Facility Master Plan is how many buildings the District has; how safe are the buildings; are the buildings energy efficient; do the windows need changing; and is wiring needed. She said she needs to know what the District has and how efficient it can be used.*

*Mr. White said there are campuses that have capacity in excess of what is used by the school. He said that is identified in the Asset Management Plan and will be evaluated in the Facility Master Plan.*

*Mr. Taylor said every property the District owns will have this level of detail in the evaluation.*

**Discussed**



**11-1257**

**Amendment No. 1 - Professional Services Facilities Contract - GKK/McCarthy - Division of Facilities, Planning and Management Project**

Approval by the Board of Education of Amendment No. 1, Professional Services Facilities Contract between District and GKK/McCarthy, Irvine, CA, for the latter, due to change in project scope, to provide additional construction management in conjunction with the Division of Facilities, Planning and Management, in an additional amount not to exceed \$1,763,830.00, increasing the Contract not to exceed amount from \$3,373,150.00 to \$5,136,980.00 and extending the contract period of July 1, 2010 through June 30, 2011 to November 30, 2011. All other terms and conditions of the Contract remain in full force and effect.

**Resource Code - 2122-918**

**Funding Source: GO Bond-Measure B**

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

*Mr. White said the contract is associated with construction management services used to support the District's capital program. He said the contract currently expires at the end of June 2011 and he would like an extension to the contract through the next five months. He said over that period of time the department will start an open RFP process for solicitation of construction management firms to be selected in November.*

*Chairperson Gallo asked Mr. White if his recommendation was to give an extension to the current contract until November to complete the summer projects just described and the District will solicit proposals for the coming years.*

*Mr. White said "That was correct" and he said there is a timeline.*

*Chairperson Gallo requested Mr. White read the timeline into the record.*

*Mr. White read the timeline into the record.*

*The RFP Proposal Process Timeline*

- *The RFP Process will start around September 5th extending to October 3rd*
- *All proposals will be due the beginning of October*
- *There will be interviews and a short list after receiving proposals that will take place around October 15th*
- *Submission to the Facilities Department of the selected vendor taking place around the first of November*
- *The Legislative approval process will end around November 15th*

**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 - Noel Gallo and Jody London  
 Nay: 0  
 Abstained: 1 - Alice Spearman  
 Recused: 0  
 Preferential Aye: 0  
 Preferential Abstention: 0  
 Preferential Nay: 0



### 11-1295

#### **Presentation: Division of Facilities, Planning & Management, Capital Improvement Program-Summer Construction Program Overview**

Presentation to the Board of Education of the Division of Facilities, Planning & Management, Capital Improvement Program - Summer Construction Program Overview.

**Attachments:** [Document\(s\)](#)  
[11-1295 - Presentation: Division of Facilities, Planning & Management, Capital Improvement Program-Summer Construction Program Overview.pdf](#)  
[11-1295 - Presentation: Division of Facilities, Planning & Management, Capital Improvement Program-Summer Construction Program Overviewl.ppt](#)  
[11-1295 - Presentation: Division of Facilities, Planning & Management, Capital Improvement Program-Summer Construction Program Overview - Video.wmv](#)

*Mr. White said the Summer Construction Projects are put into two categories: (1) Ongoing work; and (2) Work to be completed by the start of school.*

*Tadashi Nakadegawa, Director, Facilities Department, reported on the District's 2011 Summer Construction Program. Mr. Nakadegawa said the District has 31 projects throughout the District scheduled for the summer. The total project value is \$140 million with \$30 million to be used this summer.*

#### *Projects Include*

- *Four fire alarm/intrusion alarm replacement projects*
- *Nine modernization projects*
- *Five wellness centers/health/youth center projects*
- *Seven new classroom or multi-purpose room projects*
- *Three grant funded projects*
- *Five repair maintenance projects for the Buildings & Grounds Department*

*Summer Project Highlights*

- *Downtown Education Complex - Phase I will be La Escuelita Elementary School with the Great Room. Phase II will start in late 2012 or early 2013, MetWest High School and the Child Development Center portions of the project*
- *The Completion of the Jefferson Building - All portables will be removed from the campus*
- *Oakland High School Project - The Last phase of a five year project that included a health clinic, HVAC work, total reconstruction of the Old Shop Building into a classroom building, and the addition of a new two-story classroom building*

*Committee Member Comments*

*Director Spearman wanted additional information on the Brookfield pavement project.*

*Mr. Nakadegawa said Brookfield has a large playground and the asphalt is not in good condition. He said the project is a Buildings & Grounds project but the department only had money to do a slurry cover - a basic maintenance coating over asphalt. He said the hope is to extend the life of the playground until there is money to repave the playground.*

*Director Spearman wanted to know why the playground could not be repaved now?*

*Mr. Nakadegawa said the Buildings & Grounds budget is limited and a commitment to repave Santa Fe Elementary School playground was made before the department was asked to develop the scope for Brookfield Elementary.*

*Mr. White said he did look at the playground and thinks a patch and slurry will buy some time to do some planning and free up some money under Deferred Maintenance which has been flexed by the District.*

*Chairperson Gallo asked the approximate cost to re-pave Brookfield's playground.*

*Mr. White said between \$500,000 and \$600,000. He said the best approach right now in terms of the time, planning, and engineering associated with the project necessary for a re-pavement is to do significant patch and slurry. He said he thinks that will get the District through next year when there are additional funds available and the District will be able to do the proper engineering work.*

*Chairperson Gallo suggested this discussion be placed on the next Facilities Committee Agenda and to have staff come back with an update.*

*Director Spearman wanted additional information regarding the Madison Middle School Modernization Phase II.*

*Mr. Nakadegawa said there was some additional dry rot identified in the new computer lab and a small amount of additional electrical work needed. He said the electrical work could have been included as a change order in the previous modernization project. He said in response to limit the amount of change order work the department chose to defer the work, to properly scope the work, and bid it as a separate project for the summer.*

*Chairperson Gallo asked Mr. White why was Fremont High School not on the Summer Project List?*

*Mr. White said the Fremont High School Renovation is part of the work currently in design.*

*Chairperson Gallo said for that community to return to Fremont High School, the District needs to show some growth or activity leading to the modernization work. He suggested posting signs in front of the school to show the upcoming work to be done at the school.*

**Discussed and Closed**



**11-1300**

**Report - Facilities Department - Inspector of Records - Contracts**

A Report by the Assistant Superintendent for Facilities Planning and Management on Inspector of Records Contracts for the past three years.

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

**Tabled to a Date Certain**



**11-1303**

**Presentation: Budget to Actual Expenditures - Measure B**

Presentation to the Board of Education of the Measure B (Fund 2122) - Budget to Actual Expenditures, and Cash Projections as of May 18, 2011.

**Funding Source: GO Bond-Measure B**

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

**Tabled to a Date Certain**



**11-1310**

**Presentation: Division of Facilities, Planning and Management, AB300 Inventory Project**

Presentation to the Board of Education of the Division of Facilities, Planning and Management, AB300 Inventory Project as of May 18, 2011.

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

**Tabled**

**11-1320**

**Naming of the Downtown Educational Complex Project - The LaEscuelita Education Center**

Approval by the Board of Education of the naming of the Downtown Educational Project as the LaEscuelita Education Center.

**A motion was made by Alice Spearman, 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 - Noel Gallo and Alice Spearman  
Nay: 0  
Recused: 0

Absent: 1 - Jody London  
Preferential Aye: 0  
Preferential Abstention: 0  
Preferential Nay: 0

**11-1321****Reappointment - Certain Incumbent Members - Measure "B" Independent Citizens' School Facilities Bond Oversight Committee**

Adoption by the Board of Education of Resolution No. 0910-0292 - Reappointing Renee Swayne, Odest Logan, Patricia Williams and Jean Moore, incumbents, as members of the Measure "B" Independent Citizens' School Facilities Bond Oversight Committee, each, for a two year term ending June 10, 2013.

**Attachments:** [Document\(s\)](#)  
[11-1321- Reappointment - Certain Incumbent Members - Measure "B" Independent Citizens' School Facilities Bond Oversight Committee.pdf](#)

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

**11-1359****Interim Progress Report No. 7 - Oakland Unified School District - California High Performance School (CHPS) Program/Sustainability Initiatives and Energy and Water Plan**

Approval by the Board of Education of Interim Progress Report No. 7 - Oakland Unified School District California High Performance School (CHPS) Program/Sustainability Initiatives and Energy and Water Plan.

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

**A motion was made by Alice Spearman, 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 - Noel Gallo and Alice Spearman  
Nay: 0  
Recused: 0  
Absent: 1 - Jody London  
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**

*None.*

**J. Introduction of New Legislative Matter**

*Director Spearman said she would like the District to start the process of selling the property Oakland Military Institute is located on.*

*Kate Boskoff, Facilities Legal Counsel, said the District has to value the property and offer the property to other public entities first. She said absent that, offer to the highest bidder.*

*Mr. White said in some cases long term leases may be better for the District.*

**K. Adjournment**

*Chairperson Gallo adjourned the meeting at 5:55 P.M.*

Prepared By: \_\_\_\_\_

Approved By: \_\_\_\_\_