

# Oakland Unified School District

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## Agenda (Long)

**Tuesday, March 17, 2009**

**5:00 PM**

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

## Facilities Committee

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

**A. Call to Order****B. Roll Call****C. Modification(s) To Agenda**

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that an agenda item or legislative file will be considered out of order, that consideration of an item has been withdrawn, postponed, rescheduled or "pulled" off of the Committee's General Consent Report for separate discussion and possible action.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

**C1. Minutes - Facilities Committee**[09-0694](#)**Minutes - Facilities Committee - February 18, 2009****OE-05**

Adoption by Facilities Committee of its Meeting Minutes of February 18, 2009.

**Attachments:** [09-0694 - Minutes - Facilities Committee - February 18, 2009](#)

[09-0824](#)**Minutes - Facilities Committee - March 3, 2009****OE-05**

Adoption by Facilities Committee of its Meeting Minutes of March 3, 2009.

**Attachments:** [Minutes - Facilities Committee - March 3, 2009](#)

**D. Adoption of the Committee General Consent Report**

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

[09-0725](#)**Professional Services Agreement - Loving & Campos Architects - Life Academy Site Assessment Project**

OE-10

Approval by Board of Education of Professional Services Agreement between District and Loving & Campos Architects, Oakland, CA, for the latter to provide real estate services to locate candidate properties of at least 44,000 ft.<sup>2</sup> within the Oakland High School and Fremont School attendance area, for the period commencing January 15, 2009 and concluding no later than December 31, 2009, in an amount not-to-exceed \$14,080.00.

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

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

[09-0726](#)**Professional Services Agreement - Ninyo & Moore - Downtown Education Complex/Facilities Project**

OE-10

Approval by Board of Education of Professional Services Agreement between District and Ninyo & Moore, Oakland, CA, for the latter to provide evaluation of hazardous material at portables 3, 13, 14, 15, 16 and 18 and various other items described herein in conjunction with the Downtown Education Complex/Facilities Project for the period commencing December 16, 2008 and concluding no later than December 16, 2009 in an amount not-to-exceed \$6,000.00.

**Funding Source: Developer Fees**

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

[09-0727](#)**Professional Services Agreement - Simplex Grinnell - Highland Elementary School Phase 2 Admin Office Remodel Project**

OE-10

Approval by Board of Education of Professional Services Agreement between District and Simplex Grinnell, Livermore, CA, for the latter to install a new NAC Panel near the existing 4020 FACP, which will include moving the existing notification circuits from the 4020 on the new NAC panel and various other items described herein in conjunction with the Highland Elementary School Phase 2 Admin Office Remodel Project for the period commencing October 3, 2008 and concluding no later than December 31, 2008 in an amount not-to-exceed \$8,735.00.

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

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

[09-0728](#)**Amendment No. 2 - VBN Architects - Laurel Elementary School Modernization Project**

OE-10

Approval by Board of Education of Amendment No. 2 to Professional Services Agreement between District and VBN Architects, Oakland, CA, for the latter to adjust contract to District's 10% of the accepted construction contract bid of \$1,437,000.00 in conjunction with the Laurel Elementary School Modernization Project in an amount not-to-exceed \$7,600.00, increasing the Agreement from \$136,100.00 to a not-to-exceed amount of \$143,700.00, and extending the end date from January 31, 2008 to April 1, 2009. All other terms and conditions of the Agreement remain in full force and effect.

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

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



[09-0743](#)

**MOU - Spanish Speaking Unity Council and Oakland Unified School District - Chavez Education Center Fields**

**OE-10**

Approval of the Memorandum of Understanding ("MOU") between the District and the Spanish Speaking Unity Council, for the latter's scheduling and use of fields, gymnasium and other facilities, pursuant to terms and conditions specified the MOU, for the academic year 2008-2009 at the Cesar Chavez Education Center.

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



[09-0744](#)

**Purchasing Agreement Williams Scotsman, Inc. and Oakland Unified School District - Portables**

**OE-10**

Approval by Board of Education of the Sales Agreement / Multiple Units between the District and Williams Scotsman, Inc., for the purchase of 28 portable classrooms, currently under lease agreements located at various District school sites, in an amount not to exceed \$578,249.65.

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

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



[09-0745](#)

**Ground Lease - Oakland Unified School District and City of Oakland - Sobrante Park**

**OE-10**

Approval by Board of Education of a Ground Lease between the District and the City of Oakland, for the latter to rent from District for \$1.00 annually, after initial \$25.00 payment of rent, and pursuant to other terms and conditions stated in said lease, for a term of twenty-five years the land known as Sobrante Park.

**Funding Source: City of Oakland**

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

[09-0752](#)**Amendment No. 3 - Colland Jang - Peralta Elementary  
School Fire Repair Project****OE-10**

Approval by Board of Education of Amendment No. 3 between District and Colland Jang, Oakland, CA, for the latter to provide additional architect services, due to a District requested change in scope, to provide reimbursement to the Architect for Division of State Architect fees in conjunction with the Peralta Elementary School Fire Repair Project in an additional amount not-to-exceed \$6,543,63, increasing the Agreement from \$153,326.00 to a not-to-exceed amount of \$159,869.63 and revising the end date from December 31, 2007 to January 2, 2009. All other terms and conditions of the Agreement remain in full force and effect.

**Funding Source: Risk Management****Attachments:** [Document\(s\)](#)[09-0754](#)**Amendment No. 4 - Beverly Prior Architects - Chabot  
Elementary School Portable Replacement Project****OE-10**

Approval by Board of Education of Amendment No. 4 to Professional Services Agreement between District and Beverly Prior Architects, San Francisco, CA, for the latter to provide additional architect services due to a District requested change in scope, to expand construction administrative services in conjunction with the Chabot Elementary School Portable Replacement Project in an additional amount not-to-exceed \$61,200.00, increasing the Agreement from \$1,679,307.00 to a not-to-exceed amount of \$1,740,507.00. All other terms and conditions of the Agreement remain in full force and effect.

**Funding Source: General Obligation Bond-Measure B****Attachments:** [Document\(s\)](#)[09-0755](#)**Small Construction Contract - Comtel Sytems Technology,  
Inc. - Highland Elementary School Project****OE-10**

Approval by Board of Education of a Small Construction Contract between District and Comtel Systems Technology, Inc., Sunnyvale, CA for the latter to provide an additional eight hours of programming and troubleshooting of the existing intercom system so announcements are heard in relocated portables at RISE Elementary School, for the period commencing November 10, 2008 and concluding no later than December 31, 2008 in an amount not-to-exceed \$2,160.00.

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

[09-0756](#)

**Professional Services Agreement-ACC Environmental Consultants-Calvin Simmons Middle School Health Center Project**

OE-10

Approval by Board of Education of a Professional Services Agreement between District and ACC Environmental Consultant, Oakland, CA, for the latter to provide air monitoring services and project management services for the removal of asbestos containing materials, on-site management of contract activities, environmental and final clearance sampling, visual inspections and project documentation pursuant to the proposal dated December 30, 2008 in conjunction with the Calvin Simmons Middle School Health Center Project for the period commencing January 12, 2009 and concluding no later than December 31, 2009 in an amount not-to-exceed \$6,270.00.

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

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

[09-0758](#)

**Professional Services Agreement-ACC Environmental Consultants-Roosevelt Middle School Health Center Project**

OE-10

Approval by Board of Education of a Professional Services Agreement between District and ACC Environmental Consultant, Oakland, CA, for the latter to provide planning, estimating services doing preliminary design, prepare project specifications for demolition and removal of asbestos and lead containing materials, and monitoring services pursuant to the proposal dated December 19, 2008, in conjunction with the Roosevelt Middle School Health Center Project for the period commencing January 12, 2009 and concluding no later than December 31, 2009 in an amount not-to-exceed \$12,940.00.

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

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

[09-0772](#)

**Amendment No. 1 - GKK/McCarthy - Division of Facilities, Planning and Mangement Project**

OE-10

Approval by Board of Education of Amendment No. 1 to Professional Services Agreement between District and GKK/McCarthy, Irvine, CA, for the latter to provide additional construction management services, due to a District request, whereas the project is to extend the construction management services in conjunction with the Division of Facilities, Planning and Management Project in an amount not-to-exceed \$556,400.00, increasing the Agreement from \$2,999,200.00 to a not-to-exceed amount of \$3,555,600.00 and revising the end date from February 28, 2009 to May 31, 2009. All other terms are conditions of the Agreement remain in full force and effect.

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

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

## E. Unfinished Business

*None*

## F. New Business



[09-0823](#)

### **Coherent Governance - Policy Development**

**OE-10**

Review of Coherent Governance Policies - Operational Expectation 10 for possible modification, revision.

**Attachments:** [OE10.pdf](#)



[09-0825](#)

### **Renaming - Alternative Learning Center - Barack Obama Academy**

**OE-10**

Approval by Board of Education of the renaming of the District's Alternative Learning Center to Barack Obama Academy, at the request of students, parents and community, in honor of the 44th President of the United States of America.

**Attachments:** [09-0825 - Renaming - Alternative Learning Center - Barack Obama Academy.pdf](#)



[09-0826](#)

### **Proposition 39 - 2009-2010 School Year Offer(s) of District Facilities to Charter School(s) - Bay Area Technical School**

**OE-10**

Adoption by Board of Education of Resolution 0809-0149 - 2009-2010 School Year Offer(s) of District Facilities to Charter School(s) - Bay Area Technical School - Pursuant to Requirements of Proposition 39.

**Attachments:** [09-0826 - Proposition 39 - 2009-2010 School Year Offer\(s\) of District Facilities to Charter School\(s\) - Bay Area Technical School.pdf](#)



[09-0827](#)

### **Proposition 39 - 2009-2010 School Year Offer(s) of District Facilities to Charter School(s) - LPS College Park**

**OE-10**

Adoption by Board of Education of Resolution 0809-0150 - 2008-2009 School Year Offer(s) of District Facilities to Charter School(s) - Leadership Public Schools - College Park - Pursuant to Requirements of Proposition 39.

**Attachments:** [09-0827 - Proposition 39 - 2009-2010 School Year Offer\(s\) of District Facilities to Charter School\(s\) - LPS College Park.pdf](#)

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

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

**H. Chairperson's Statement Disclosing Item(s) to be Discussed in Closed Session Today**

*N/A*

**I. Closed Session Item(s):**

*N/A*

**J. Recess to Closed Session**

*N/A*

**K. Reconvene to Public Session**

*N/A*

**L. Second Roll Call**

*N/A*

**M. Chairperson's Statement of Reportable Action Taken in Closed Session and the Vote or Abstention of Members Present, if any.**

*N/A*

**N. Introduction of New Legislative Matter**



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

## **O. Adjournment**