

Oakland Unified School District

Board of Education
Paul Robeson Building
1025 2nd Avenue, Suite 320
Oakland, CA 94606-2212
(510) 879-8199 Voice
(510) 879-8000 Fax



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Minutes (Long)

Tuesday, November 10, 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

Chariperson Christopher Dobbins called the meeting to order at 5:02 P.M.

B. Roll Call

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

C. Modification(s) To Agenda

None.

D. Adoption of Committee Minutes



[09-3160](#) Minutes - Facilities Committee - October 20, 2009

Approval by Facilities Committee of its Minutes of October 20, 2009.

Attachments: [09-3160 - Minutes - Facilities Committee - October 20, 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 - Christopher Dobbins and Jody London
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

E. Adoption of the Committee General Consent Report



[09-2832](#) Memorandum of Understanding - Oakland Housing Authority - Oakland Adult and Career Education

Approval by the Board of Education of a Memorandum of Understanding between District and Oakland Housing Authority, Oakland CA, for the provision of and by Oakland Adult and Career Education of class(es) on the premises of 935 Union Street, Oakland, CA, pursuant to the terms and conditions stated in said MOU, for the period of November 18, 2009 through June 30, 2012, at no cost to the District.

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

This Matter was Recommended Favorably on the Consent Agenda.

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



09-3018

Amendment No. 1 - Ninyo and Moore - Life Academy Renovation/Seismic Retrofit Project

Approval by the Board of Education of Amendment No. 1 to Professional Services Agreement between District and Ninyo and Moore, Oakland, CA, for the latter to provide a pipeline risk analysis, which includes fuel pipelines that are located within 1,500 feet of the school property as well as provide a railroad safety study, pursuant to attached proposal, which is incorporated into the contract to the extent that it is subordinate to and not inconsistent with the contract terms, in conjunction with the Life Academy Renovation/Seismic Retrofit Project, in an additional amount not to exceed \$18,500.00, increasing the Agreement from \$33,100.00 to a not-to-exceed amount of \$51,600.00. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-335

Funding Source: General Obligation 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 - Christopher Dobbins and Jody London
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

[09-3019](#)**Amendment No. 2 - Public Economics, Inc. - Division of Facilities, Planning and Management Project**

Approval by the Board of Education of Amendment No. 2 to Professional Services Agreement between District and Public Economics, Inc., Orange, CA, for the latter to provide additional background information to District staff and/or District's Board of Trustees about redevelopment and pass-through entitlements in general and various other items described herein in conjunction with the Division of Facilities, Planning and Management Project at no additional cost and extending the contract end date from July 1, 2008 to June 30, 2010. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-918

Funding Source: General Obligation Bond-Measure A

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

This Matter was Recommended Favorably on the Consent Agenda.

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

[09-3020](#)**Project Budget, Key Code and Project Number - Luther Burbank Elementary School Roofing Replacement Project**

Approval by the Board of Education of Resolution 0910-0095 - Authorizing and approving the New Project Budget, Key Code and Project Number for Luther Burbank Elementary School Roof Replacement Project in the amount of \$588,500.00.

Resource Code - 1414-104

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 - Christopher Dobbins and Jody London
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

[09-3021](#)**Project Budget, Key Code and Project Number - John Marshall Elementary School Roof Replacement Project**

Approval by the Board of Education of Resolution 0910-0096 - Authorizing and approving the New Project Budget, Key Code and Project Number for John Marshall Elementary School Roof Replacement Project in the amount of \$560,700.00.

Resource Code - 1414-174

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 - Christopher Dobbins and Jody London
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

[09-3022](#)**Change Order No. 1 - Duran and Venables, Inc. - Thornhill Elementary School Paving Project**

Approval by the Board of Education of Change Order No. 1 to Construction Contract between District and Duran and Venables, Inc., Milpitas, CA, for the latter to provide design changes as requested by District in conjunction with the Thornhill Elementary School Paving Project, in the additional amount of \$711.00, increasing the Agreement from \$474,000.00 to \$474,711.00. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 1414-157

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 - Christopher Dobbins and Jody London
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

[09-3023](#)**Change Order No. 1 - Focon, Inc. - Stonehurst Small School Conversion Project**

Approval by the Board of Education of Change Order No. 1 to Construction Contract between District and Focon, Inc., Oakland, CA, for the latter to change pipe leading into catch basin from one 6" pipe to two 4" pipes and various other items described herein in conjunction with the Stonehurst Small School Conversion Project in the additional amount of \$13,843.00, increasing the Agreement from \$198,751.00 to \$212,594.00. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-155

Funding Source: General Obligation 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 - Christopher Dobbins and Jody London
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

[09-3024](#)**Change Order No. 1 - Ray's Electric - Jefferson Interim Housing Project**

Approval by the Board of Education of Change Order No. 1 to Construction Contract between District and Ray's Electric, Oakland, CA, for the latter to provide reimbursement for OUSD Portable #67 being removed from site and donated to the City of Oakland Bike Project, with monies to be deducted from contract amount in conjunction with the Jefferson Interim Housing Project in the amount of -\$1,000.00, decreasing the Agreement from \$159,754.00 to \$158,754.00. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-128

Funding Source: General Obligation 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 - Christopher Dobbins and Jody London
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0

Preferential Nay: 0



09-3025

Professional Services Agreement - ACC Environmental Consultants - Highland New Classroom Building Project

Approval by the Board of Education of Professional Services Agreement between District and ACC Environmental Consultants, Oakland, CA, for the latter to provide environmental consulting services for the Highland New Classroom Building project, including a shallow soil characterization report which will be prepared based on the results of six borings on the site to a depth of 12 feet; secure any permits necessary to collect these samples and other services, specified in the SOW, incorporated herein by reference as though fully set forth, 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 Highland New Classroom Building Project for the period commencing October 29, 2009 and concluding no later than December 31, 2011 in an amount not to exceed \$9,861.00.

Resource Code - 2122-126

Funding Source: General Obligation 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 - Christopher Dobbins and Jody London
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0



09-3051

License Agreement - Fellowship Missionary Church - Oakland Career & Adult Education

Approval by the Board of Education of License Agreement (LA) Between District, for the Adult and Career Education Program, and Fellowship Missionary Church, Oakland California, for the mutual use by each of the parking lot spaces on the premises at 1520 8th Avenue and 750 International Blvd. Oakland, CA, pursuant to the terms and conditions stated in said LA, for the period of April 2009 through April 2010, at no cost to either party.

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Christopher Dobbins and Jody London
Nay: 0

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

[09-3066](#)**Memorandum of Understanding - Elder Care Alliance - Oakland Career and Adult Education**

Approval by the Board of Education of Memorandum of Understanding between District and Elder Care Alliance, Oakland California, for the latter to provide Adult and Career Education of class(es) on the owned premises of the Mercy Retirement and Care Center, 3134 Foothill Blvd, Oakland, CA, and Salem Lutheran Home, 2361 E. 29th Street., Oakland, CA, pursuant to the terms and conditions stated in said MOU, for the period of November 18, 2009 through June 30, 2012, at no cost to the District.

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

Withdrawn

[09-3089](#)**Lease Agreement - Oakland Asian Cultural Center - Oakland Adult and Career Education**

Approval by the Board of Education of Lease Agreement between District and Oakland Asian Cultural Center, Oakland, CA, for the provision by Adult and Career Education of English as a Second Language (ESL) and Citizenship classes on the owned premises at 388 Ninth Street, Oakland, CA, pursuant to the terms and conditions stated in Lease, for the period November 30, 2009 through June 30, 2010, in an amount not to exceed \$30,000.00.

Resource Code - 6390

Funding Source: General Fund Unrestricted

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

This Matter was Recommended Favorably on the Consent Agenda.

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

[09-3103](#)**Memorandum of Understanding - Rising Sun Energy Center - Oakland Career and Adult Education**

Approval by the Board of Education of Memorandum of Understanding between District and Rising Sun Energy Center, Berkeley California, for the provision by Adult and Career Education of class(es) on the owned premises of the 2033 Center Street, Berkeley, CA, pursuant to the terms and conditions stated in said MOU, for the period of November 18, 2009 through June 30, 2011, at no cost to the District.

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

This Matter was Recommended Favorably on the Consent Agenda.

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



09-3122

Right of Entry Agreement between Oakland Unified School District and Shell Oil Products U.S.A.

Approval by the Board of Education of Resolution No. 0910-0098 - Right of Entry Agreement between District and Shell Oil Products U.S. ("Shell"), to allow Shell to enter District Property at 2850 West Street, Oakland, CA, commonly referred to as Marcus Foster School Site ("Property"), for the purposes of determining if remediation of the Property is required.

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

This Matter was Recommended Favorably on the Consent Agenda.

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



09-3124

Project Budget - Edward Shands Adult School Project

Approval by the Board of Education of Resolution 0910-0100 - Authorizing and approving the New Project Budget, Key Code and Project Number for Edward Shands Adult School Project in the amount of \$2,900,000.00.

Resource Code - 2122-404

Funding Source: General Obligation Bond-Measure A**Attachments:** [Document\(s\)](#)**This Matter was Recommended Favorably on the Consent Agenda.**

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

**09-3127****Change Order No. 3 - Albay Construction Co. - Havenscourt Middle School Modernization Project**

Approval by the Board of Education of Change Order No. 3 to Construction Contract between District and Albay Construction Co., Martinez, CA, for the latter to change glazing to laminate, use existing conduit for fire alarm wire, additional cost to Simplex Grinnell, provide dedicated circuits for RPS and various other items described herein in conjunction with the Havenscourt Middle School Modernization Project in the additional amount of \$45,177.27, increasing the Agreement from \$1,876,895.64 to \$1,922,072.91. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-207**Funding Source: General Obligation 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 - Christopher Dobbins and Jody London
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**09-3128****Change Order No. 2 - El Camino Paving - Skyline High School Paving Project**

Approval by the Board of Education of Change Order No. 2 to Construction Contract between District and El Camino Paving, Mt. View, CA, for the latter to provide elimination of one 1" conduit 100 linear feet on sheet 2.1 for the lower lot communication; add 900 linear feet of 2" conduit from the lower entry guardhouse to station 165, including additional trenching, in conjunction with the Skyline High School Paving Project in the additional amount of \$8,911.00, increasing the Agreement from \$633,260.82 to \$642,171.82. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 1414-306

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 - Christopher Dobbins and Jody London
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0



09-3129

Change Order No. 5 - West Coast Contractors - Hoover Elementary School Modernization Project

Approval by the Board of Education of Change Order No. 5 to Construction Contract between District and West Coast Contractors, Fairfield, CA, for the latter to remove and reinstall rooftop mechanical units, re-route roof condensates, overtime premium, add intrusion alarm contacts, install cast iron condensates on roof AHU and various other items described herein in conjunction with the Hoover Elementary School Modernization Project in the additional amount of \$78,380.00, increasing the Agreement from 3,770,967.00 to \$3,849,347.00. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-170

Funding Source: General Obligation 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 - Christopher Dobbins and Jody London
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo

Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**09-3130****Change Order No. 6 - West Coast Contractors - Hoover Elementary School Modernization Project**

Approval by the Board of Education of Change Order No. 6 to Construction Contract between District and West Coast Contractors, Fairfield, CA, for the latter to provide credit enforced by OUSD for contractors not returning the 4020 fire alarm panel as requested in conjunction with the Hoover Elementary School Modernization Project in the amount of -\$5,400.00, decreasing the Agreement from \$3,849,347.00 to \$3,843,947.00. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-170

Funding Source: General Obligation 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 - Christopher Dobbins and Jody London
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**09-3132****Professional Services Agreement - Michael Willis Architect - Luther Burbank Elementary School Roofing Replacement Project**

Approval by the Board of Education of Professional Services Agreement between District and Michael Willis Architect, Oakland, CA, for the latter to provide written specifications and drawings sufficient to solicit bids for roof replacements, help conduct roofing pre-bid meeting, conduct roof re-construction meeting, provide quality assurance inspections during the project and various other times described herein in conjunction with the Luther Burbank Elementary School Roofing Replacement Project for the period commencing November 19, 2009 and concluding no later than June 30, 2010 in an amount not to exceed \$51,000.00.

Resource Code - 1414-104

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 - Christopher Dobbins and Jody London
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**09-3133****Amendment No. 2 - Sandis - Thornhill Paving Replacement Project**

Approval by the Board of Education of Amendment No. 2 to Professional Services Agreement between District and Sandis, Oakland, CA, for the latter to provide additional field compaction testing, due to unforeseen conditions, whereas there were a number of wet conditions at the upper level due to the drainage from the hillside and existing soil conditions at the lower playground in conjunction with the Thornhill Paving Replacement Project in an additional amount not to exceed \$2,370.00, increasing the Agreement from \$37,475.00 to a not-to-exceed amount of \$39,845.00, and extending the end date from July 9, 2010 to October 15, 2010. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 1414-157

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 - Christopher Dobbins and Jody London
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

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 - Christopher Dobbins and Jody London
Nay: 0
Recused: 0

Absent: 1 - Noel Gallo
 Preferential Aye: 0
 Preferential Abstention: 0
 Preferential Nay: 0

F. Unfinished Business

None.

G. New Business



09-3123

Agreement of Purchase - Temporary Right of Property Entry (Easement) Between District and Bay Area Rapid Transit District ("BART")

Approval by the Board of Education of Resolution 0910-0099 - Agreement of Purchase - Temporary Right of Property Entry (Easement) Between District and Bay Area Rapid Transit District ("BART") to allow BART to perform construction work and seismic repairs to the its track line above A.S.C.E.N.D. Elementary School.

Attachments: [Document\(s\)](#)
[09-3123 - Agreement of Purchase - Temporary Right of Property Entry \(Easement\) Between District and Bay Area Rapid Transit District \(BART\).pdf](#)

Cate Boskoff, Facilities Legal Counsel, said there was no staff report for this item. She said the terms of this agreement allows BART to use ASCEND School's parking lot during the summer months for staging of track repair and seismic upgrades. Ms. Boskoff said when ASEND School was built the District failed to pay for the permitting costs on the project. BART was carrying a \$14,000 balance that we owed them. BART offered to pay the \$26,000 fees for the access agreement but we decided to settle the prior amounts owed to BART.

Committee Comments

Director London wanted to know if there is mitigation money we can get from BART since this project will impact several schools throughout the District.

Chairperson Dobbins wanted to know if ASEND School was having summer school next summer. Ms. Boskoff said she did not know. She said the contract was negotiated for down time when the students were not there.

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 - Christopher Dobbins and Jody London
 Nay: 0
 Recused: 0
 Absent: 1 - Noel Gallo

Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**09-3145****District Facility and Real Property Asset Management Study**

Presentation by the Facilities Department of District Facility and Real Property Asset Management Study as of October 28, 2009.

Attachments: [09-3145 - District Facility and Real Property Asset Management Study.ppt](#)
[09-3145 - District Facility and Real Property Asset Management Study.pdf](#)

MK Think was hired by the Facilities Department to perform a Facility and Real Property Asset Management Study. Mr. Marijke Smit guided Committee Members through a PowerPoint Presentation. Highlights of the presentation were:

Project Objectives

1. *To develop and assess inventory of all OUSD space used to provide education and related support services for students and their families.*
2. *To develop utilization and occupancy targets that better support OUSD mission, goals, school operations and associated programs.*
3. *Recommend specific strategies to fight size the District, including improving utilization and optimizing use and allocation of assets.*

Summary of Findings

1. *The District currently has a large surplus of classroom inventory.*
2. *The District has more classrooms than required to meet future student enrollment targets.*
3. *There are two basic methods for addressing over capacity:*
 - *Maximize efficiencies at largest scale facilities.*
 - *Harvest facilities space at all sites to maximize community value.*

Asset Inventory

1. *The majority of classrooms are appropriately sized for current class sizes.*
2. *The total square footage of OUSD School inventory is 5.8 millions square feet.*
3. *The percentage of Oakland's student-aged population attending OUSD schools is 56%.*

Asset Realignment Strategies

1. *Meeting enrollment demands.*
2. *Schools as Center of Community Model.*
3. *Accommodating neighborhood student population.*

Alternate Use and Disposition Strategies

1. *Short-term leases.*
2. *Long-term leases.*
3. *Joint occupancy precedents.*
4. *Adaptive re-use disposition precedents.*

Next Steps

1. *Understand financial implications of various asset management approaches.*
2. *Develop specific asset management strategies at the school site level.*

Committee Comments

Director London said she would hold her comments until Saturday when the presentation will be presented to the Full Board.

Chairperson Dobbins asked Mr. Smit if there was information about the age of buildings?

Mr. Smit said, "Yes."

Referred to Board of Education**09-3180****Contracts - CUPCCA - Roof Systems Emergency Repairs Burbank and Marshall Elementary Schools**

Approval by the Board of Education of Resolution No. 0910-0123 - Contracts - CUPCCA - Roof Systems Emergency Repairs Burbank and Marshall Elementary Schools.

*Pursuant to California Public Contract Code Section 22035, this item is required to be approved by a 5 member (4/5's) affirmative vote of the Board.

Resource Code - 1414**Funding Source: Deferred Maintenance**

Attachments: [Document\(s\)](#)
[09-3180 - Contracts - CUPCCA - Roof Systems Emergency Repairs Burbank and Marshall Elementary Schools.pdf](#)

Chairperson Dobbins noted for the record that Burbank Elementary School is now Explore Middle School.

Director London noted for the record that we are doing some emergency roof repair work. She said as we go in and replace these roofs, we will be putting in cool roofs and asked Tim White, Assistant Superintendent for Facilities Planning and Management to speak about the cool roofs.

Mr. White said the cool roofs are a strategy and energy conversation in line with the District's Water and Energy Policy and Sustainable Architecture Policy. He said this will save money as well as make us responsible environmental stewards.

Director London noted the cool roofs will be white which is more reflective.

Mr. White said reflective technology keeps the heat out and holds the cool temperature in the summer.

Mr. Rakestraw said this item will be on the November 18th Board of Education Agenda under New Business because of the requirement for a five member Board vote in order to pass and because we are waiving bidding requirements.

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 - Christopher Dobbins and Jody London
Nay: 0
Recused: 0
Absent: 1 - Noel Gallo
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

H. Report of the Assistant Superintendent, Facilities Planning and Management, Buildings and Grounds and Custodial Services

Mr. White presented Committee Members with an updated Measure B Expenditure Report. There were no questions or comments from Committee Members regarding the Expenditure Report.

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

Jeff Tanner said it would help if the Asset Management Report contained the construction date, construction type, gross square footage and the number of stories.

J. Introduction of New Legislative Matter

None.

K. Adjournment

Chairperson Dobbins adjourned the meeting at 6:10 P.M.

Prepared By: _____

Approved By: _____