

# 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



**DRAFT**

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## **Minutes (Long)**

**Tuesday, August 16, 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

*Acting Chairperson Jody London called the meeting to order at 4:40 P.M.*

## B. Roll Call

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

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

*Director Spearman noted there were several Change Orders and Amendments to various contracts on the agenda. Director Spearman requested Assistant Superintendent - Facilities, Planning and Management, Timothy White, speak to the process for getting Amendments and requesting Change Orders. She said it appears vendors are low bidding and making money with the Change Orders.*

*Acting Chairperson London requested Legislative File ID 11-2051 be pulled from the Consent Report for a separate discussion and possible separate action.*

## D. Adoption of Committee Minutes



### [11-2111](#) Minutes - Facilities Committee - August 2, 2011

Approval by Facilities Committee of its Meeting Minutes of August 2, 2011.

**Attachments:** [11-2111 - Minutes - Facilities Committee - August 2, 2011](#)

**A motion was made by Alice Spearman, seconded by Jody London, 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 Alice Spearman  
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

*Director Spearman wanted to know the procedures for Contract Amendments and the difference between an Amendment and a Change Order.*

*Mr. White said Change Orders represent cost for work associated with construction. He said the Amendments represent additional work above and beyond the original Scope of Work for professional services that were rendered by non-construction types of entities and firms. Mr. White requested Tadashi Nakadegawa, Director, Facilities, provide Director Spearman with a general overview of Amendments and Change Orders.*

*Director Spearman said she wants to know the difference between an Amendment and a Change Order and the District's policy on both.*

*Mr. White requested Facilities Legal Counsel, Kate Boskoff, respond to Director Spearman's questions.*

*Ms. Boskoff said Change Orders are what happens on a construction project when the actual scope of the project is changed and causes additional costs to the contractor. Amendments to Professional Service Agreements are for Architects, Inspectors of Record, and Geotech professionals. Amendments are submitted because there has been a not to exceed price and the work on a contract at a particular site went longer or cost more than expected.*

*Ms. Boskoff said Mr. White will have to speak to why the Facilities department doesn't properly scope the contracts so you don't end up with Amendments. She said under the Education Code the District is allowed to be in a Professional Service Agreement up to five years. After five years the contract can be increased for another five years if it is the Board's decision. Ms. Boskoff noted after five years, the contract would have to be brought back to the Board for review.*

*Director Spearman said an Amendment appears to be changes that were not foreseen in the contract.*

*Ms. Boskoff said an Amendment is an additional Scope of Work that is required of a particular service provider.*

*Director Spearman said a Change Order is a change in the work being done.*

*Ms. Boskoff explained the Change Order process saying on the publicly bid project something happened. Either the plans were deficient and did not spell out a particular item that needed to be put in or the District requested a change after the project had started and the contractor was directed to perform additional work over and above the hard bid original contract price. The contractor requests a Change Order so that they can be compensated for the additional work that was not a part of the contractor's bid on bid day.*



**11-1981**

**Purchase Order - Associates Comfort Systems - Parker Elementary School Modernization Project**

Approval by the Board of Education of Purchase Order between District and Associates Comfort Systems, San Leandro, CA, for the latter to supply and install 1-2 ton capacity condenser on the roof and a 1-2 ton capacity air handler/evaporator in the server room in conjunction with the Parker Elementary School Modernization Project for the period commencing May 4, 2011 and concluding no later than July 20, 2011 in an amount not to exceed \$12,600.00.

**Resource Code - 2122-144**

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



### **11-1983**

#### **Purchase Order - Automatic Fire Inc. - Yuk Yau CDC Fire Alarm Replacement Project**

Approval by the Board of Education of Purchase Order between District and Automatic Fire Inc., Concord, CA, for the latter to install one Automatic Fire Control System and micro switches, system will be installed to comply with NFPA96 and UL300 Standards in conjunction with the Yuk Yau CDC Fire Alarm Replacement Project for the period commencing April 8, 2011 and concluding no later than December 31, 2011 in an amount not to exceed \$2,500.00.

**Resource Code - 2122-824**

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

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

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

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

**11-1985****Purchase Order - Boss Graphics - Montera Middle School Modernization Project**

Approval by the Board of Education of Purchase Order between District and Boss Graphics, Montrose, CA, for the latter to paint 6 foot round California Distinguished School logo on exterior wall of Building 100, facing Ascot Drive in conjunction with the Montera Middle School Modernization Project for the period commencing June 22, 2011 and concluding no later than December 31, 2011 in an amount not to exceed \$1,235.00.

**Resource Code - 2122-211**

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

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

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

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

**11-1986****Purchase Order - Capitol Glass Company - Cox New Classroom Building Project**

Approval by the Board of Education of Purchase Order between District and Capitol Glass Company, Hayward, CA, for the latter to provide and install eighteen (18) window limiters in the New Building in conjunction with the Cox New Classroom Building Project for the period commencing April 22, 2011 and concluding no later than December 31, 2011 in an amount not to exceed \$1,945.00.

**Resource Code - 2122-110**

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

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

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

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

**11-1987****Purchase Order - Charles M. Salter Associates, Inc. - Chabot New Classroom and Multi-Purpose Building Project**

Approval by the Board of Education of Purchase Order between District and Charles M. Salter Associates, Inc., San Francisco, CA, for the latter to test and measure the reverberation time in two classrooms of each type in the completed new classroom building in conjunction with the Chabot New Classroom and Multi-Purpose Building Project for the period commencing June 23, 2011 and concluding no later than June 30, 2012 in an amount not to exceed \$1,380.00.

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

**11-1988****Purchase Order - Chussy International - Division of Facilities Planning and Management Project**

Approval by the Board of Education of Purchase Order between District and Chussy International, Oakland, CA, for the latter to provide computer accessories for notebook computers in conjunction with the Division of Facilities Planning and Management Project for the period commencing May 6, 2011 and concluding no later than May 13, 2011 in an amount not to exceed \$119.26.

**Resource Code - 2122-918**

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

Preferential Nay: 0

**11-1989****Purchase Order - Chussy International - Division of Facilities Planning and Management Project**

Approval by the Board of Education of Purchase Order between District and Chussy International, Oakland, CA, for the latter to provide computer maintenance, labor and supplies in conjunction with the Division of Facilities Planning and Management Project for the period commencing June 30, 2011 and concluding no later than June 30, 2012 in an amount not to exceed \$6,250.00.

**Resource Code - 2122-918**

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

**11-1990****Purchase Order - Comack Plumbing - Madison Middle School Health Center Project**

Approval by the Board of Education of Purchase Order between District and Comack Plumbing, Oakland, CA, for the latter to install an emergency eyewash at the workroom sink in conjunction with the Madison Middle School Health Center Project for the period commencing June 24, 2011 and concluding no later than September 30, 2011 in an amount not to exceed \$1,198.57.

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

Preferential Abstention: 0  
Preferential Nay: 0

**11-1991****Purchase Order - Digital Design Communications - Cox New Classroom Building Project**

Approval by the Board of Education of Purchase Order between District and Digital Design Communications, Oakland, CA, for the latter to provide and install wireless hardware and wireless access points for the New Building in conjunction with the Cox New Classroom Building Project for the period commencing May 30, 2011 and concluding no later than December 31, 2012 in an amount not to exceed \$26,880.00.

**Resource Code - 2122-110**

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

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

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

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

**11-1992****Purchase Order - East Bay Glass Company - McClymonds High School Shop Building Roof Replacement Project**

Approval by the Board of Education of Purchase Order between District and East Bay Glass Company, Oakland, CA, for the latter to perform roof windows repairs to mitigate water leaks: stripping and re-glazing existing roof clearestory windows (180 total lights 36X54) in conjunction with the McClymonds High School Shop Building Roof Replacement Project for the period commencing June 1, 2011 and concluding no later than December 30, 2011 in an amount not to exceed \$24,350.00.

**Resource Code - 1414-988**

**Funding Source: Deferred Maintenance**

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

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

**Votes:** Adv Aye: 0  
Adv Nay: 0  
Adv Abstain: 0  
Aye: 2 - Jody London and Alice Spearman  
Nay: 0  
Recused: 0



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

**11-1993****Purchase Order - EBMUD - Oakland High School Modernization Project**

Approval by the Board of Education of Purchase Order between District and EBMUD, Oakland, CA, for payment of water service charges to the latter for three (3) months in conjunction with the Oakland High School Modernization Project for the period commencing January 1, 2011 and concluding no later than October 31, 2011 in an amount not to exceed \$2,692.00.

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

**11-1994****Purchase Order - FloorTec - Madison Middle School Modernization Project**

Approval by the Board of Education of Purchase Order between District and FloorTec, Benicia, CA, for the latter to repair newly installed Forbo flooring due to water intrusion and other miscellaneous damage in conjunction with the Madison Middle School Modernization Project for the period commencing June 23, 2011 and concluding no later than June 30, 2012 in an amount not to exceed \$1,345.00.

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

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

**11-1995****Purchase Order - General Roofing Co. - McClymonds High School Shop Building Roof Replacement Project**

Approval by the Board of Education of Purchase Order between District and General Roofing Co., Oakland, CA, for the latter to provide roof repairs to mitigate water leaks, patch, seal, flash roof penetrations, apply 2-coat system over copper gutter in conjunction with the McClymonds High School Shop Building Roof Replacement Project for the period commencing June 1, 2011 and concluding no later than December 30, 2011 in an amount not to exceed \$16,660.00.

**Resource Code - 1414-303**

**Funding Source: Deferred Maintenance**

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

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

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

**11-1996****Purchase Order - Globe Plumbing Supply Co. - LaEscuelita Educational Complex Relocation Project**

Approval by the Board of Education of Purchase Order between District and Globe Plumbing Supply Co., Oakland, CA, for the latter to provide five (5) 2" white raised toilet seats to accommodate adult restroom for women's and men's in conjunction with the LaEscuelita Educational Complex Relocation Project for the period commencing May 16, 2011 and concluding no later than July 16, 2011 in an amount not to exceed \$606.12.

**Resource Code - 3535-121**

**Funding Source: County School Facilities Plan**

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

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

**Votes:** Adv Aye: 0  
Adv Nay: 0  
Adv Abstain: 0  
Aye: 2 - Jody London and Alice Spearman  
Nay: 0

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

**11-1997****Amendment, Purchase Order - Lee Signs - LaEscuelita Educational Complex Relocation Project**

Approval by the Board of Education of Amendment, Purchase Order between District and Lee Signs, Oakland, CA, for the latter to raise existing project signage 2 feet higher and remove old project sign and replace with new rendering in conjunction with the LaEscuelita Educational Complex Relocation Project, in an additional amount not to exceed \$5,240.41, increasing the Purchase Order not to exceed amount from \$14,758.99 to \$20,000.00. All other terms and conditions of the Purchase Order remain in full force and effect.

**Resource Code - 2525-121**

**Funding Source: County School Facilities Plan**

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

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

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

**11-1998****Purchase Order - Logical Choice - Oakland High School Modernization Project**

Approval by the Board of Education of Purchase Order between District and Logical Choice, Lawrenceville, CA, for the latter to furnish fifteen (15) faceplate termination boxes CAT 6 in conjunction with the Oakland High School Modernization Project for the period commencing May 10, 2011 and concluding no later than August 10, 2011 in an amount not to exceed \$602.80.

**Resource Code - 2122-304**

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

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

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

**Votes:** Adv Aye: 0  
Adv Nay: 0  
Adv Abstain: 0  
Aye: 2 - Jody London and Alice Spearman

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

**11-1999****Purchase Order - Michael Baughman - Monclair New Classroom Building Project**

Approval by the Board of Education of Purchase Order between District and Michael Baughman, Loomis, CA, for the latter to provide plant fabrication inspection services for two (2) new portables to be provided by Gary Douppnik in conjunction with the Monclair New Classroom Building Project for the period commencing May 11, 2011 and concluding no later than August 31, 2011 in an amount not to exceed \$1,000.00.

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

**11-2000****Purchase Order - North American Fence & Supply, Inc. - Urban Promise Multi-Purpose Building Project**

Approval by the Board of Education of Purchase Order between District and North American Fence & Supply, Inc., Oakland, CA, for the latter to raise the front fence and vehicular gate from 8 feet to 12 feet in conjunction with the Urban Promise Multi-Purpose Building Project for the period commencing May 26, 2011 and concluding no later than July 1, 2011 in an amount not to exceed \$11,819.00.

**Resource Code - 2122-236**

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

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

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

**Votes:** Adv Aye: 0  
Adv Nay: 0  
Adv Abstain: 0

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

**11-2002****Purchase Order - North American Fence & Supply, Inc. - Downtown Educational Complex Project**

Approval by the Board of Education of Purchase Order between District and North American Fence & Supply, Inc., Oakland, CA, for the latter to provide replacement services for vandalism or other unforeseen issues not converted under the one year warranty period of existing arm gate and keypad system located at the Paul Robeson Building in conjunction with the Downtown Educational Complex Project for the period commencing May 19, 2011 and concluding no later than June 19, 2012 in an amount not to exceed \$10,000.00.

**Resource Code - 3535-121**

**Funding Source: County School Facilities Plan**

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

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

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

**11-2003****Purchase Order - School Facility Consultants - Division of Facilities Planning and Management Project**

Approval by the Board of Education of Purchase Order between District and School Facility Consultants, Sacramento, CA, for the latter to provide Justification Report to document the impact of residential and commercial, industrial development of school facility needs in conjunction with the Division of Facilities Planning and Management Project for the period commencing May 23, 2011 and concluding no later than May 23, 2012 in an amount not to exceed \$22,500.00.

**Resource Code - 2122-918**

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

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

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

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

**11-2004****Purchase Order - Valdez Painting - Cox New Classroom Building Project**

Approval by the Board of Education of Purchase Order between District and Valdez Painting, Sacramento, CA, for the latter to provide tackwall at the reconfigured administration desk and the trophy cases on the 2nd floor; other services also including American with Disabilities (ADA) warning stripes on all exterior steps to conform with code requirements in conjunction with the Cox New Classroom Building Project for the period commencing May 3, 2011 and concluding no later than December 31, 2011 in an amount not to exceed \$3,480.00.

**Resource Code - 2122-110**

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

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

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

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

**11-2006****Purchase Order - Walters & Atlantis Painting - A Joint Venture - Montera Middle School Modernization Project**

Approval by the Board of Education of Purchase Order between District and Walters & Atlantis Painting - A Joint Venture, Oakland, CA, for the latter to paint Montera Middle School portable buildings in conjunction with the Montera Middle School Modernization Project for the period commencing July 14, 2011 and concluding no later than August 15, 2011 in an amount not to exceed \$29,700.00.

**Resource Code - 2122-211**

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

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

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

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



**11-2007**

**Purchase Order - West Coast Industrial Flooring, Inc. - Chabot New Classroom and Multi-Purpose Building Project**

Approval by the Board of Education of Purchase Order between District and West Coast Industrial Flooring, Inc., Rancho Cordova, CA, for the latter to install Dex-O-Tex Terra Color epoxy flooring in Chabot's kitchen, including, but is not limited to, surface prep, base substrate, VC 200 primer, grout coats, Quik glaze top coat and color in conjunction with the Chabot New Classroom and Multi-Purpose Building Project for the period commencing June 9, 2011 and concluding no later than December 31, 2011 in an amount not to exceed \$7,806.00.

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



**11-2021**

**Award of Bid and Construction Contract - A & E Emaar - Downtown Educational Complex-Auto Shop Relocation Project**

Approval by the Board of Education of Resolution No. 1112-0011 - Award of Bid and Construction Contract between District and A & E Emaar, Albany, CA, for the latter, as the lowest responsive, responsible bidder and rejecting all other bids, if any, to construct a 40'x 45' prefabricated metal building to house the District's Auto Shop at the District's maintenance yard at 955 High Street, with the building pad and foundation including conventional spread footings and isolated pier as part of the Scope of Work as is the new pad construction, foundation design and construction, building design, fabrication and erection in conjunction with the LaEscuelita Education Center Complex-Auto Shop Relocation Project for the period commencing August 24, 2011 and ending November 22, 2011 in the amount of \$280,000.00.

**Resource Code - 3535-121**

**Funding Source: County School Facilities Fund**

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

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

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



## **11-2022**

### **Award of Bid and Construction Contract - George E. Masker, Inc. - Foster Elementary School Exterior Painting Project**

Approval by the Board of Education of Resolution No. 1112-0016 - Award of Bid and Construction Contract between District and George E. Masker, Inc., Oakland, CA, for the latter, as the lowest responsive, responsible bidder and rejecting all other bids, if any, to paint all exterior walls and soffits of the Gym and the Main Building, with Scope of Work including painting of all exterior handrails, roof flashings, and exterior doors and door frames, all window frames and screens, and fencing next to the Main Building, power Washington and minor prep, and 1 coat of primer and 2 coats of paint and protecting the 2 murals located between the Main Building and Gym in conjunction with the Foster Elementary School Exterior Painting Project for the period commencing August 24, 2011 and ending September 24, 2011 in the amount of \$95,104.00.

**Resource Code - 1414-184**

**Funding Source: Deferred Maintenance**

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

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

**Votes:** Adv Aye: 0  
Adv Nay: 0  
Adv Abstain: 0



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

**11-2023****Award of Bid and Construction Contract - George E. Masker, Inc. - Roosevelt Middle School Exterior Painting Project**

Approval by the Board of Education of Resolution No. 1112-0017 - Award of Bid and Construction Contract between District and George E. Masker, Inc., Oakland, CA, for the latter, as the lowest responsive, responsible bidder and rejecting all other bids, if any, to paint all exterior walls and soffits of the Gym Building, Main Classroom Building, Cafeteria Building and seven (7) Portable Classroom Buildings in conjunction with the Roosevelt Middle School Exterior Painting Project for the period commencing August 24, 2011 and ending September 24, 2011 in the amount of \$172,584.00.

**Resource Code - 1414-212**

**Funding Source: Deferred Maintenance**

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

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

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

**11-2024****Award of Bid and Construction Contract - McGuire & Hester - Washington Small School Conversion Project**

Approval by the Board of Education of Resolution No. 1112-0008 - Award of Bid and Construction Contract between District and McGuire & Hester, Oakland, CA, for the latter, as the lowest responsive, responsible bidder and rejecting all other bids, if any, provide school yard improvements including removing asphalt, new basketball hoops, shrubs, trees and other items, including installation of asphalt, benches, irrigation, planting and other items in conjunction with the Washington Small School Conversion Project for the period commencing August 24, 2011 and concluding no later than October 31, 2011 in the amount of \$590,000.00.

**Resource Code - 2122-161**

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

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

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

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



**11-2026**

**Project Budget, Key Code and Project Number for Garfield Elementary School Portable Removal Project**

Approval by the Board of Education of Resolution 1112-0025 Authorizing and approving the Project Budget, Key Code and Project Number for Garfield Elementary School Portable Removal Project in the amount of \$49,750.00.

**Resource Code - 2525-118**

**Funding Source: Developer Fees**

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

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

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



**11-2027**

**Project Budget, Key Code and Project Number for Roosevelt Middle School Exterior Painting Project**

Approval by the Board of Education of Resolution 1112-0007 Authorizing and approving the Project Budget, Key Code and Project Number for Roosevelt Middle School Exterior Painting Project in the amount of \$175,000.00.

**Resource Code - 1414-212**

**Funding Source: Deferred Maintenance**

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

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

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

**11-2028****Project Budget, Key Code and Project Number for Foster Elementary School Exterior Painting Project**

Approval by the Board of Education of Resolution 1112-0006 Authorizing and approving the Project Budget, Key Code and Project Number for Foster Elementary School Exterior Painting Project in the amount of \$150,000.00.

**Resource Code - 1414-184**

**Funding Source: Deferred Maintenance**

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

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

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

**11-2050****Professional Service Facilities Contract - Byrens Kim Design - Chabot Caldecott Tunnel Air Quality Grant Project**

Approval by the Board of Education of Professional Service Facilities Contract between District and Byrens Kim Design Works, Oakland, CA, for the latter to provide architectural and engineering services to improve Chabot Elementary School's air quality in accordance with the Caldecott Tunnel Air Quality Grant in conjunction with the Chabot Caldecott Tunnel Air Quality Grant Project for the period commencing August 24, 2011 and concluding no later than December 31, 2011 in an amount not to exceed \$31,700.00.

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

**11-2051****Independent Contractor Agreement for Services - MKTHINK Roundhouse One - Division of Facilities, Planning and Management Project**

Approval by the Board of Education of Independent Contractor Agreement for Services between District and MKTHINK Roundhouse One, San Francisco, CA, for the latter to assist the Facilities Planning and Management Department in the analysis and development of recommendations required for writing regional zone support work strategic of the comprehensive strategic plan and fully integrate the Asset Management Plan and finally develop a cohesive basis for updating the Facilities Master Plan, and all services, described in the Scope of Work, incorporated herein by reference as though fully set forth, in conjunction with the Division of Facilities, Planning and Management Project for the period commencing August 24, 2011 and concluding no later than January 31, 2012 in an amount not to exceed \$786,000.00.

**Resource Code - 2122-918**

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

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

*Acting Chairperson London wanted to know whether Measure "B" funds are the appropriate funding source to develop and update the District's Facilities Master Plan.*

*Ms. Boskoff said from the procurement side, the District is already under a competitively bid contract with MKThink to perform the Asset Management Plan which had a number of components similar to what will become a Facilities Master Plan. She said the District can rely on the prior RFP solicitation as long as the scope is broad enough to contain the same or similar types of work to be done under the new Facilities Master Plan. The potential cost savings were also looked at.*

*Acting Chairperson London said her understanding of the conversation this is part of what the District told the voters they would do with Measure the "B" funds. She said there was a fair amount of language in the Resolution and the bond language around planning and the Facilities Master Plan allows the District to use Measure "B" funds for this purpose.*

*Ms. Boskoff said the Facilities Master Plan that was incorporated into the bond measure was the living document that dictated what projects were on the project list. She said Exhibit "A" of the ballot measure does not list every school, but the Facilities Master Plan does.*

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

**11-2052****Independent Contractor Agreement for Services - Simplex Grinnell - Montclair New Classroom Building Project**

Approval by the Board of Education of Independent Contractor Agreement for Services between District and Simplex Grinnell, Livermore, CA, for the latter to provide supervision to the electrical contractor and/or low voltage installer of the fire alarm system during the critical path periods in conjunction with the Montclair New Classroom Building Project for the period commencing August 24, 2011 and concluding no later than December 31, 2011 in an amount not to exceed \$6,000.00.

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

**11-2058****Amendment No. 2, Professional Service Facilities Contract - ACC Environmental Consultants - Oakland High School Modernization Project**

Approval by the Board of Education of Amendment No. 2, Professional Service Facilities Contract between District and ACC Environmental Consultants, Oakland, CA, for the latter to conduct a limited soil sampling investigation to characterize soils for disposal purposes in conjunction with the Oakland High School Modernization Project, in an additional amount not to exceed \$8,000.00, increasing the Contract not to exceed amount from \$37,800.25 to \$45,800.25 and extending the contract period of December 17, 2009 through June 30, 2011 to December 31, 2011. All other terms and conditions of the Contract remain in full force and effect.

**Resource Code - 2122-304**

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

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

**11-2060****Amendment No. 2, Professional Service Facilities Contract - AON - Havenscourt Middle School Modernization Project**

Approval by the Board of Education of Amendment No. 2, Professional Service Facilities Contract between District and AON, Concord, CA, for the latter to perform construction administrative services for the fire alarm update project, including attendance at pre-bid walk, pre-construction meeting, progress meeting, preparation of addenda, architectural supplemental instructions, and responding to requests for information in conjunction with the Havenscourt Middle School Modernization Project, in an additional amount not to exceed \$5,850.00, increasing the Contract not to exceed amount from \$26,350.00 to \$32,200.00 and extending the contract period of March 2, 2009 through May 1, 2010 to December 31, 2011. All other terms and conditions of the Contract remain in full force and effect.

**Resource Code - 2122-207****Funding Source: GO Bond-Measure B****Attachments:** [Document\(s\)](#)**This Matter was Recommended Favorably on the Consent Agenda.**

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

**11-2061****Amendment No. 1, Professional Service Facilities Contract - Applied Materials & Engineering - Calvin Simmons Health Center Project**

Approval by the Board of Education of Amendment No. 1, Professional Service Facilities Contract between District and Applied Materials & Engineering, Oakland, CA, for the latter to provide additional inspection of steel, mix design, inspections, samples, shop and field welding, anchors and paving in conjunction with the Calvin Simmons Health Center Project in an additional amount not to exceed \$4,722.00, increasing the Contract not to exceed amount from \$4,722.00 to \$9,444.00. All other terms and conditions of the Contract remain in full force and effect

**Resource Code - 2122-205**

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

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

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

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



**11-2062**

**Amendment No. 3, Professional Service Facilities Contract - Byrens Kim Design Works - Madison Middle School Health Center Project**

Approval by the Board of Education of Amendment No. 3, Professional Service Facilities Contract between District and Byrens Kim Design Works, Oakland, CA, for the latter to provide additional architectural and engineering (A/E) services for change order work as allowed per contract in conjunction with the Madison Middle School Health Center Project, in an additional amount not to exceed \$7,300.00, increasing the Contract not to exceed amount from \$71,325.00 to \$78,625.00 and extending the contract period of December 19, 2008 through December 31, 2010 to December 31, 2011. All other terms and conditions of the Contract remain in full force and effect.

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

Preferential Abstention: 0  
 Preferential Nay: 0



**11-2063**

**Amendment No. 6, Professional Service Facilities Contract - Colland Jang - Lincoln Elementary School New Classroom Building Project**

Approval by the Board of Education of Amendment No. 6, Professional Service Facilities Contract between District and Colland Jang, Oakland, CA, for the latter, to provide additional services to complete the PG&E saving by design D.T. incentive application including coordination with PG&E and preparation of the performance based Title 24 report, increment first cost table, architectural exterior elevations, electrical lighting plan and fixture schedule, mechanical equipment schedules and VAV schedules and an energy efficiency report for submission to PG&E in conjunction with the Lincoln Elementary School New Classroom Building Project, in an additional amount not to exceed \$4,000.00, increasing the Contract not to exceed amount from \$616,127.25 to \$620,127.25 and extending the contract period of January 1, 2006 through December 31, 2008 to December 31, 2011. All other terms and conditions of the Contract remain in full force and effect.

**Resource Code - 2122-133**

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

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

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

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



**11-2064**

**Amendment No. 1, Professional Service Facilities Contract - Loving and Campos Architects, Inc. (LCA) - Lowell Middle School Modernization Project**

Approval by the Board of Education of Amendment No. 1, Professional Service Facilities Contract between District and Loving and Campos Architects, Inc. (LCA), Walnut Creek, CA, for the latter to provide modifications to drawings and specifications including calculations and Division of State Architect (DSA) approval for changing non-load bearing wood and walls and soffits to metal studs in conjunction with the Lowell Middle School Health Center Project, in an additional amount not to exceed \$2,175.00, increasing the Contract not to exceed amount from \$63,000.00 to \$65,175.00 and extending the contract period of September 10, 2009 through August 1, 2012 to December 31, 2012. All other terms and conditions of the Contract remain in full force and effect.

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



**11-2065**

**Amendment No. 1, Professional Service Facilities Contract - Michael Willis & Associates - McClymonds Youth and Family Center Project**

Approval by the Board of Education of Amendment No. 1, Professional Service Facilities Contract between District and Michael Willis & Associates, Oakland, CA, for the latter to provide additional construction administration services in conjunction with the McClymonds Youth and Family Center Project, in an additional amount not to exceed \$8,800.00, increasing the Contract not to exceed amount from \$37,933.00 to \$46,733.00 and extending the contract period of June 24, 2010 through October 31, 2010 to October 31, 2011. All other terms and conditions of the Contract remain in full force and effect.

**Resource Code - 000-303**

**Funding Source: Grant Funding**

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

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

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



**11-2066**

**Amendment No. 4, Professional Service Facilities Contract - MVE Institutional - LaEscuelita Education Center Complex Project**

Approval by the Board of Education of Amendment No. 4, Professional Service Facilities Contract between District and MVE Institutional, Oakland, CA, for the latter to provide additional coordination services as needed during the lease-leaseback pre-construction period; other miscellaneous architectural and engineering services needed for coordination with various utility companies; CHPS submittal and rheumatic agencies for permits and state funding opportunities; and amendment also includes an allowance at a not-to-exceed basis for unforeseen items at the District's request in conjunction with the LaEscuelita Education Center Complex Project in an additional amount not to exceed \$373,685.00, increasing the Contract not to exceed amount from \$4,112,767.50 to \$4,486,452.50, for the period February 2, 2009 through December 31, 2013. All other terms and conditions of the Contract remain in full force and effect.

**Resource Code - 3535-121**

**Funding Source: County School Facilities Fund**

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

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

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



### **11-2068**

#### **Amendment No. 1, Professional Service Facilities Contract - Noodle, Inc. - McClymonds Youth and Family Center Project**

Approval by the Board of Education of Amendment No. 1, Professional Service Facilities Contract between District and Noodle, Inc., Oakland, CA, for the latter to provide provide a new AVAYA Phone System and IP 500 V2 Voice Mail System including equipment, installation, programming and training in conjunction with the McClymonds Youth and Family Center in an additional amount not to exceed \$10,218.00, increasing the Contract not to exceed amount from \$12,000.00 to \$22,218.00, for the period August 12, 2010 through December 31, 2011. All other terms and conditions of the Contract remain in full force and effect.

**Resource Code - 0000-303**

**Funding Source: HRSA 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 - Jody London and Alice Spearman

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

**11-2070****Amendment No. 2, Professional Service Facilities Contract - Playgrounds Unlimited - Various Play Structure Repairs Project**

Approval by the Board of Education of Amendment No. 2, Professional Service Facilities Contract between District and Playgrounds Unlimited, Sunnyvale, CA, for the latter to provide demolition of existing sand box play area and play structure at Yuk Yau CDC; installation approximately 2,150 square feet of new PIP play matting within the full area of old sand box with the import of new base elements as required and placement of new compliant 2-5 year play structure in conjunction with the Various Play Structure Repairs Project, in an additional amount not to exceed \$57,502.42, increasing the Contract not to exceed amount from \$68,558.39 to \$126,061.81, for the period December 1, 2010 through January 15, 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\(s\)](#)

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

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

**11-2072****Amendment No. 1, Professional Service Facilities Contract - SCA Environmental - Madison Middle School Health Center Project**

Approval by the Board of Education of Amendment No. 1, Professional Service Facilities Contract between District and SCA Environmental, Oakland, CA, for the latter to provide additional hazardous material abatement monitoring and reports ensure that the abatement was performed within hazardous material removal regulations and laws in conjunction with the Madison Middle School Health Center Project, in an additional amount not to exceed \$4,315.00, increasing the Contract not to exceed amount from \$1,870.00 to \$6,158.00 and extending the contract period of January 14, 2010 through June 30, 2011 to March 31, 2012. All other terms and conditions of the Contract remain in full force and effect.

**Resource Code - 2122-215**

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

*Director Spearman requested an explanation for Amendment No. 1 and the Change Order No. 3 for Madison Middle School.*

*Mr. White said if a project is divided between two disciplines you have Construction Services or Professional Services. For Construction Services, if there is a cost that goes outside the contract, that is a Change Order. For professional services, if there is a cost that goes outside the contract amount, that is an Amendment. He said both have costs over and above the contract amount.*

*Director Spearman wanted to know why the work was necessary in Change Order No. 3, Madison Middle School (dry wall, moving cabinets, fire alarms, etc.) for an additional \$58,000. She said the building is there; the District has dedicated the building; the building has been occupied; and now these changes are necessary.*

*Mr. Nakadegawa said the changes were necessary due to architect's error. The architect drew up the plans; put out the project manual; but did not include the work which was necessary to complete the project. He noted this was formerly a shop building that had a special type of screening on the walls and when that was taken off, the architect assumed there was dry wall underneath, but it wasn't. As a result, the District had to pay the contractor to go back and put dry wall on the walls.*

*Data Work - Mr. Nakadegawa said the data work done at Madison Middle School is not uncommon in District projects when you have to relocate a portion of the data technology after it has been designed because the of the pathway or the power to the data cable was not located in a place that enables the District to power and run the data system as design. He said these are the kinds of things the department does not find out until a part of the building is torn away.*

*Fire Alarm Changes - Mr. Nakadegawa said fire alarm projects are similar to data work. He said you have to tear out a piece of the ceiling and some of the wall framing to figure out how the existing fire alarm runs before you can figure out how to reconnect it and make sure the fire alarm operates correctly before putting it back.*

*He said the department has an extensive review and price negotiation procedures before settling on a price.*

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

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

**11-2073****Change Order No. 3 - Albay Construction - Madison Health Center Project**

Approval by the Board of Education of Change Order No. 2 to Construction Contract with Albay Construction, Martinez, CA, for the latter to provide installation of drywall to the interior of the exterior walls; IDF (Intermediate Data Frame) Cabinet Relocation; fire alarm changes, slope light replacement in the additional amount of \$58,329.00, increasing the Agreement from \$891,746.00 to \$950,075.00. All other terms and conditions of the Agreement remain in full force and effect.

**Resource Code - 2122-215**

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

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

*Director Spearman requested an explanation for Amendment No. 1 and the Change Order No. 3 for Madison Middle School.*

*Mr. White said if a project is divided between two disciplines you have Construction Services or Professional Services. For Construction Services, if there is a cost that goes outside the contract, that is a Change Order. For professional services, if there is a cost that goes outside the contract amount, that is an Amendment. He said both have costs over and above the contract amount.*

*Director Spearman wanted to know why the work was necessary in Change Order No. 3, Madison Middle School (dry wall, moving cabinets, fire alarms, etc.) for an additional \$58,000. She said the building is there; the District has dedicated the building; the building has been occupied; and now these changes are necessary.*

*Mr. Nakadegawa said the changes were necessary due to architect's error. The architect drew up the plans; put out the project manual; but did not include the work which was necessary to complete the project. He noted this was formerly a shop building that had a special type of screening on the walls and when that was taken off, the architect assumed there was dry wall underneath, but it wasn't. As a result, the District had to pay the contractor to go back and put dry wall on the walls.*

*Data Work - Mr. Nakadegawa said the data work done at Madison Middle School is not uncommon in District projects when you have to relocate a portion of the data technology after it has been designed because the of the pathway or the power to the data cable was not located in a place that enables the District to power and run the data system as design. He said these are the kinds of things the department does not find out until a part of the building is torn away.*

*Fire Alarm Changes - Mr. Nakadegawa said fire alarm projects are similar to data work. He said you have to tear out a piece of the ceiling and some of the wall framing to figure out how the existing fire alarm runs before you can figure out how to reconnect it and make sure the fire alarm operates correctly before putting it back.*

*He said the department has an extensive review and price negotiation procedures before settling on a price.*

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

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

## F. Unfinished Business



### [11-1295](#)

#### **Recap - Division of Facilities, Planning & Management, Capital Improvement Program - Summer Construction Program**

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

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

*Mr. White provided a PowerPoint presentation showing the progress of the Summer Work Program presented to the Committee on August 2nd.*

*Mr. White said approximately \$104 million of work is in progress. He said although the department uses the summer to focus on the work, the work takes place throughout the year.*

*Vision Statement*

*To maximize the quality use of all the assets and services creating equitable opportunities for learning and to support the health, and well-being of all children, families and communities. The presentation covers the Division of Facilities, Planning and Management includes three departments: Buildings & Grounds, Custodial Services, and Facilities.*

*RECAP*

*Buildings & Grounds - Leroy Stokes, Director*

*The department had 109 Summer Projects focused on painting, refinishing gym floors, general carpentry, chiller service, air conditioning service, roofing repairs, electrical/energy efficiency updates, landscape upgrades, and plumbing upgrades.*

*Custodial Services - Roland Broach, Director*

*The department embarked on its annual journey of assuring when the students return from summer vacation they returned to immaculate school sites. The department had the task of cleaning over 90 schools; 1,100 student and staff restrooms; hallways and staircases; cafeterias; etc.*

*Facilities Department - Tadashi Nakadegawa, Director*

*Between June and August, 2011 approximately \$30 million of work was done on various project types including fire/intrusion alarm projects and modernization projects. Three additional summer projects: Brookfield pavement slurry, Santa Fe re-paving, and District-wide play structure repairs.*

*Still to come for next summer in their completed form: Highland Elementary School, La Escuelita Educational Center and Lowell Campus.*

**Refer for Discussion to Board of Education**

## G. New Business



[11-1851](#)

### **Application - School Facilities Funding - LaEscuelita Educational Complex Project**

Adoption by the Board of Education of Resolution 1112-0009 - Approving and Supporting Grant Application Requesting School Facilities Funding for the LaEscuelita Educational Complex Project.

**Funding Source: Grant Funding**

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

[11-1851 - Application - School Facilities Funding - LaEscuelita Educational Complex Project.pdf](#)

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

**11-2044****Presentation: Measure B (Fund 2122) - Budget to Actual Expenditures, and Cash Projections**

Presentation to the Board of Education of the Measure B (Fund 2122) - Budget to Actual Expenditures, and Cash Projections as of August 2, 2011.

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

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

*Charles Love, Facilities Department, reported on Measure "B" Fund as of June 30, 2011.*

*Mr. Love reported:*

*The total approved budget by the Board is \$401 million which includes a \$5 million increase for the La Escuelita project from \$33 million to \$38 million; a decrease in the Life Academy roof replacement project of \$200,000 and an increase in the Prescott Small School budget of \$150,000.*

*Actual Spending for the year as of June 30, 2011 for all projects was \$57 million. The District continues to project it will spend the total bond amount of \$435 million.*

*Increases from the last report is approximately \$9.3 million. Pre-design \$172,000; Design \$5.6 million; Construction \$202 million; Closeout approximately \$10 million; Completed projected \$43,000; Staff salaries \$365,000; and Consultants \$963,000.*

*Director Spearman wanted to know more about the design increase.*

*Mr. Love said this was due to an increase in processing invoices for work done in June. He said the department tries to get as many items billed and paid for and not have items accrue in the new fiscal year.*

*Acting Chairperson London wanted to know if a report can be provided that categorizes the different projects Measure "B" funds were used for.*

*Mr. Love said he could provide the report.*

**Discussed and Closed**

## **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**

*None.*

**K. Adjournment**

*Acting Chairperson London adjourned the meeting at 5:39 P.M.*

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

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