

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
(510) 879-8739 TTY/TDD
boe@ousd.k12.ca.us*



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Agenda (Long)

Tuesday, January 05, 2010

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

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that an agenda item or legislative file will be considered out of order, that consideration of an item has been withdrawn, postponed, rescheduled or "pulled" off of the Committee's General Consent Report for separate discussion and possible action.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."

D. Adoption of Committee Minutes



[09-3501](#)

Minutes - Facilities Committee - December 8, 2009

OE-05

Approval by the Facilities Committee of Its Meeting Minutes of December 8, 2009.

Attachments: [09-3501 - Minutes - Facilities Committee - December 8, 2009](#)



[09-3502](#)

Minutes - Facilities Committee Special Meeting - December 8, 2009

OE-05

Approval by the Facilities Committee of Its Special Meeting Minutes of December 8, 2009.

Attachments: [09-3502 - Minutes - Facilities Committee Special Meeting - December 8, 2009](#)

E. 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.



[09-3398](#)

**Professional Services - ACC Environmental - Urban
Promise Academy Multi-Purpose Building Project**

OE-10

Approval by the Board of Education of Professional Services between District and ACC Environmental, Oakland, CA, for the latter to conduct a Limited Soil Sampling Investigation to characterize soils, as follows: collect two (2) composite soil samples from an area of stock piled soil at the site to be analyzed for Cam 17 Metals and Total Extractable Petroleum Hydrocarbons in conjunction with the Urban Promise Academy Multi-Purpose Building Project, for the period commencing November 19, 2009 and concluding no later than November 19, 2009, in an amount not to exceed \$1,315.00.

Resource Code - 2122-236

Funding Source: General Obligation Bond-Measure B

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



[09-3399](#)

**Professional Services - Byrens Associates - Edward Shands
Adult Education Modernization/ADA/FA and Intrusion
Project**

OE-10

Approval by the Board of Education of Professional Services between District and Byrens Associates, Oakland, CA, for the latter to provide professional architectural and engineering services: for the new freestanding elevator and shaft to serve all floors; new campus wide fully automatic fire alarm system; accessible pathway to ground floor classrooms and public spaces and realted site lighting improvements; renovation of existing restrooms; accessible parking improvements; accessible signage improvements; door hardware upgrade and other services as described in Scope of Services in conjunction with the Edward Shands Adult Education Modernization/ADA/FA and Intrusion Project, for the period commencing January 14, 2010 and concluding upon completion of the desired services described herein, but no later than December 31, 2011, in an amount not to exceed \$184,000.00.

Resource Code - 2122-404

Funding Source: General Obligation Bond

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



[09-3400](#)

**Professional Services - KCP - Edward Shands Adult
Education Modernization - Topographic Survery Project**

OE-10

Approval by the Board of Education of Professional Services between District and KCP, Oakland, CA, for the latter to provide engineering services for a detailed Boundary and Topographic Survey per KCP proposal dated November 3, 2009, per the attached proposal which is incorporated into the contract to the extent that it is subordinate to and not inconsistent with the contract term in conjunction with the Edward Shands Adult Education Modernization/ADA/FA and Intrusion Project for the period commencing January 19, 2010 and concluding no later than June 30, 2010, in an amount not to exceed \$20,400.00.

Resource Code - 2122-404

Funding Source: General Obligation Bond

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



09-3401

**Professional Services - Professional Service Industries, Inc. -
Edward Shands Adult Education Modernization -
Geotechnical Services**

OE-10

Approval by the Board of Education of Professional Services between District and Professional Service Industries, Inc., Oakland, CA, for the latter to provide geotechnical soils investigation and testing including private utility locator for the existing site for the installation of a new elevator pursuant to PSI proposal for a new elevator, per the attached proposal which is incorporated into the contract to the extent that it is subordinate and not inconsistent with the contract terms in conjunction with the Edward Shands Adult Education Modernization/ADA/FA and Intrusion Project, for the period commencing January 19, 2010 and concluding no later than June 30, 2010, in an amount not to exceed \$8,181.00.

Resource Code - 2122-404

Funding Source: General Obligation Bond

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



09-3402

**Professional Services - SCA Environmental, Inc. - Madison
Middle School Health Center Project**

OE-10

Approval by the Board of Education of Professional Services between District and SCA Environmental, Inc., Oakland, CA, for the latter to provide survey location of the proposed Health Center for asbestos, lead based paint and hazardous materials and prepare abatement specifications in conjunction with the Madison Middle School Health Center Project, for the period commencing January 14, 2010 and concluding no later than June 30, 2011, in an amount not to exceed \$1,870.00.

Resource Code - 2122-215

Funding Source: General Obligation Bond-Measure B

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

[09-3406](#)**Amendment No. 1 - ACC Environmental - Castlemont High School Auditorium Renovation Project**

OE-10

Approval by the Board of Education of Amendment No. 1 to Professional Services Agreement between District and ACC Environmental, Oakland, CA, for the latter to provide additional inspections and air sampling, due to an unforeseen condition, whereas the contractor disturbed the Acoustical Ceiling that contained asbestos in conjunction with the Castlemont High School Auditorium Renovation Project, in an additional amount not to exceed \$1,435.00, increasing the Agreement from \$9,720.00 to a not-to-exceed amount of \$11,155.00, and extending the end date from August 28, 2009 to January 31, 2010. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-301**Funding Source: General Obligation Bond-Measure B****Attachments:** [Document\(s\)](#)[09-3407](#)**Amendment No. 1 - Gary Doupnik Manufacturing, Inc. - Cox Elementary School Interim Housing Project**

OE-10

Approval by the Board of Education of Amendment No. 1 to Professional Services Agreement between District and Gary Doupnik Manufacturing, Inc., Loomis, CA, providing an extension of the leasing contract for six (6) used 24' x 40' portable classrooms for six months, from January 1, 2010 to June 30, 2010, at the monthly rate of \$500.00 per portable classroom, in conjunction with the Cox Elementary School Interim Housing Project, in an additional amount not to exceed \$18,000.00, increasing the Agreement from \$109,800.00 to a not-to-exceed amount of \$127,800.00, and extending the end date from December 30, 2009 to June 30, 2010. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-110**Funding Source: General Obligation Bond-Measure B****Attachments:** [Document\(s\)](#)[09-3408](#)**Amendment No. 1 - Gary Doupnik Manufacturing, Inc. - Cox Elementary School New Classroom Building Project**

OE-10

Approval by the Board of Education of Amendment No. 1 to Professional Services Agreement between District and Gary Douppnik Manufacturing, Inc., Loomis, CA, providing an extension of the leasing contract for two (2) used 24' x 40' portable classrooms for six months, from January 1, 2010 to June 30, 2010, at the monthly rate of \$500.00 per portable classroom, in conjunction with the Cox Elementary School New Classroom Building Project, in an additional amount not to exceed \$6,000.00, increasing the Agreement from \$33,600.00 to a not-to-exceed amount of \$39,600.00, and extending the end date from December 30, 2009 to June 30, 2010. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-110

Funding Source: General Obligation Bond-Measure B

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



09-3410

Amendment No. 4 - Greenbank Associates - High Performance Schools (CHPS) Project

OE-10

Approval by the Board of Education of Amendment No. 4 to Professional Services Agreement between District and Greenbank Associates, Oakland, CA, for the latter to provide additional design support to incorporate maximum feasible high performance schools scope in current facilities projects, due to District request for continued and additional services, per the 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 District's High Performance Schools (CHPS) Project, in an additional amount not to exceed \$35,000.00, increasing the Agreement from \$248,000.00 to a not-to-exceed amount of \$283,000.00. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-918

Funding Source: General Obligation Bond

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



09-3411

Amendment No. 1 - Loving and Campos Architects, Inc. (LCA) - Lowell Elementary School Modernization Project

OE-10

Approval by the Board of Education of Amendment No. 1 to Professional Services Agreement between District and Loving and Campos Architects, Inc. (LCA), Walnut Creek, CA, for the latter to provide a topography and utility survey for the site, due to an unforeseen condition, whereas the most recent topography report was in 1962 and needs to be updated, in conjunction with the Lowell Elementary School Modernization Project, in an additional amount not to exceed \$12,580.00, increasing the Agreement from \$842,500.00 to a not-to-exceed amount of \$854,830.00. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-204**Funding Source: General Obligation Bond-Measure B****Attachments:** [Document\(s\)](#)**09-3412****Amendment No. 1 - Ninyo & Moore - Downtown Educational Complex Project****OE-10**

Approval by the Board of Education of Amendment No. 1 to Professional Services Agreement between District and Ninyo & Moore, Oakland, CA, for the latter to perform indoor air sampling at Centro Infantil Annex/Auto Shop Building as well as additional soil sampling, due to an Agency requested change, whereas the Department of Toxic and Substance Control required additional sampling to complete the Preliminary Environment Assessment, in conjunction with the Downtown Educational Complex Project, in an additional amount not to exceed \$63,000.00, increasing the Agreement from \$121,000.00 to a not-to-exceed amount of \$184,000.00, and extending the end date from January 31, 2010 to March 30, 2010. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-121**Funding Source: General Obligation Bond-Measure A****Attachments:** [Document\(s\)](#)**09-3413****Amendment No. 4 - SCA Environmental - Elmhurst Middle School Modernization - Auditorium Project****OE-10**

Approval by the Board of Education of Amendment No. 4 to Professional Services Agreement between District and SCA Environmental, Oakland, CA, for the latter to provide comprehensive surveys for asbestos, lead-based paints and hazardous materials and prepare abatement specifications based on the surveys and various other items described herein in conjunction with the Elmhurst Middle School Modernization - Auditorium Project, in an additional amount not to exceed \$4,275.00, increasing the Agreement from \$9,786.98 to a not-to-exceed amount of \$14,061.98. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-202**Funding Source: General Obligation Bond-Measure B****Attachments:** [Document\(s\)](#)**09-3452****Professional Services - Dowling Associates - Downtown Education Project**

Ratification by the Board of Education of Professional Services between District and Dowling Associates, Oakland, CA, for the latter to provide traffic analysis for the Downtown Project site from 7:00 a.m. to 9:00 a.m. and from 2:00 p.m. to 4:00 p.m., per the 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 Downtown Education Project for the period commencing December 9, 2009 and concluding no later than February 28, 2010 in an amount not to exceed \$8,545.00.

Resource Code - 2525-121

Funding Source: Developer Fees

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



09-3453

Amendment No. 4 - ACC Environmental - Chabot Elementary School Portable Replacement Project

OE-10

Approval by the Board of Education of Amendment No. 4 to Professional Services Agreement between District and ACC Environmental, Oakland, CA, for the latter to conduct an inspection in the basement mechanical room in Building B, collect two (2) microbial swab samples prior to clean-up, and collect one (1) clearance microbial swab sample post clean up, due to an unforeseen condition, whereas the inclement weather caused the sanitary sewer system to back up and flood the basement mechanical room in Building B in conjunction with the Chabot Elementary School Portable Replacement Project, in an amount not to exceed \$1,965.00, increasing the Agreement from \$40,258.00 to a not-to-exceed amount of \$42,223.00, and extending the end date from December 31, 2009 to February 1, 2010. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-106

Funding Source: General Obligation Bond-Measure B

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



09-3454

Amendment No. 9 - Loving & Campos Architects, Inc. (LCA) - Oakland High School Modernization Project

OE-10

Approval by the Board of Education of Amendment No. 9 to Professional Services Agreement between District and Loving & Campos Architects, Inc. (LCA), Walnut Creek, CA, for the latter to incorporate District required changes into the Design of the New Classroom Building G, before Advertisement and the Public Bidding Process, and to submit same to the Division of State Architect (DSA), after Initial Package; additional Architectural Services will include Mechanical Engineering Changes for Additional Plumbing for New Building G Science Rooms and Modifications to Ducting as recommended by Acoustical Engineer, per the attached quote from Loving & Campos Architect, Inc., dated August 11, 2009, in conjunction with the Oakland High School Modernization Project, in an additional amount not to exceed \$12,940.00, increasing the Agreement from \$1,814,337.00 to a not-to-exceed amount of \$1,827,277.00. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-304

Funding Source: General Obligation Bond-Measure B

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



09-3466

**Memorandum of Understanding - Education for Change -
Oakland Adult and Career Education - Lease Agreement**

OE-11

Approval by the Board of Education of Memorandum of Understanding between Education for Change, Oakland, CA, and District for provision of Oakland Adult and Career Education classes on the former's owned premises at 1700 28th Street, Oakland, CA, pursuant to the terms and conditions stated in said MOU, for the period of January 13, 2010 through January 12, 2013, at no cost to the District.

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



09-3467

**Memorandum of Understanding - Spanish Speaking
Citizens Foundation - Oakland Adult and Career Education
- Lease Agreement**

OE-11

Approval by the Board of Education of Memorandum of Understanding between Spanish Speaking Citizens Foundation, Oakland, CA, and District for the provision of Oakland Adult and Career Education classes on the former's owned premises at 1470 Fruitvale Ave., Oakland, CA, pursuant to the terms and conditions stated in said MOU, for the period of January 13, 2010 through January 12, 2013, at no cost to the District.

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

[09-3483](#)

**Award of Bid and Construction Contract - Alten
Construction - Jefferson Elementary School Portable
Replacement Project**

OE-10

Approval by the Board of Education of Resolution No. 0910-0107 - Award of Bid and Construction Contract between District and Alten Construction, Richmond, CA, for the latter, as the lowest responsive, responsible bidder and rejecting all other bids, if any, to provide the building of a new two-story, twelve classroom building and assemble room, including renovations to the existing building and site work throughout the campus with Alternates 1, 2 and 3 included per the attached bid tally interoffice memo, in conjunction with the Jefferson Elementary School Portable Replacement Project, for the period commencing January 14, 2010 and ending August 23, 2011, in the amount of \$10,448,475.00.

Resource Code - 2122-128

Funding Source: General Obligation Bond-Measure B

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

[09-3484](#)

**Amendment No. 1 - Schirmer Engineering - Havenscourt
Middle School Modernization Project**

OE-10

Approval by the Board of Education of Amendment No. 1 to Professional Services Agreement between District and Schirmer Engineering, Concord, CA, providing the latter additional time to develop and prepare drawings from client supplied as-built drawings, black-line prints, and site surveys and various other items as described herein, in conjunction with the Havenscourt Middle School Modernization Project, at no additional cost to the District and extending the contract end date from April 3, 2009 to May 1, 2010. 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\(s\)](#)

[09-3485](#)

**Professional Services Agreement - Professional Service
Industries, Inc. - Glenview Lower Yard and Paving
Accessible Ramp Project**

OE-10

Approval by the Board of Education of Professional Services Agreement between District and Professional Service Industries, Inc., Oakland, CA, for the latter to provide geotechnical services as follows: Drill three (3) test boring between 15 and 30 feet at the proposed location of the retaining walls and ramp and various other items as described herein in conjunction with the Glenview Lower Yard and Paving Accessible Ramp Project, for the period commencing January 14, 2010 and concluding no later than December 31, 2010, in an amount not to exceed \$7,660.00.

Resource Code - 1414-119**Funding Source: Deferred Maintenance****Attachments:** [Document\(s\)](#)**09-3486****Change Order No. 7 - Cal Pacific Construction - Lincoln Elementary School Classroom Replacement Project****OE-10**

Approval by the Board of Education of Change Order No. 7 to Professional Services Agreement between District and Cal Pacific Construction, Pacifica, CA, for the latter to change glass type at exterior windows; repair roofs on existing building; additional exterior painting time ASI #16; fabricate and install additional window head flashing and various other items described herein in conjunction with the Lincoln Elementary School Classroom Replacement Project, in an amount not to exceed \$170,794.43, increasing the Agreement from \$6,503,006.99 to a not-to-exceed amount of \$6,673,801.42. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-133**Funding Source: General Obligation Bond-Measure B****Attachments:** [Document\(s\)](#)**09-3487****Change Order No. 4 - Albay Construction Co. - Madison Elementary School Modernization Project****OE-10**

Approval by the Board of Education of Change Order No. 4 to Professional Services Agreement between District and Albay Construction Co., Martinez, CA, removing from the Scope of Services (Work) floor demolition, flooring installation and base (carpet turned over to District), and adding to the Scope of Service (Work) interior painting, supply and install a floor grill in Room 14, remove and replace fascia, framing and membrane at courtyard windows at Classrooms 14 and 15, and at east and west windows at Building D and various other items described herein in conjunction with the Madison Elementary School Modernization Project, in an additional amount not to exceed \$46,444.50, increasing the Agreement from \$6,277,145.13 to a not-to-exceed amount of \$6,323,589.63. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-215**Funding Source: General Obligation Bond-Measure B****Attachments:** [Document\(s\)](#)**09-3488****Change Order No. 6 - Arntz Builders - Oakland High School Modernization Project****OE-10**

Approval by the Board of Education of Change Order No. 6 to Professional Services Agreement between District and Arntz Builders, Novato, CA, for the latter to provide mechanical revisions, piping, revisions, added light soffit in upper D corridor, added compression, wire to classroom handsets and various other items described herein in conjunction with the Oakland High School Modernization Project, in an amount not to exceed \$303,613.21, increasing the Agreement from \$14,338,131.88 to a not-to-exceed amount of \$14,641,745.00. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-304

Funding Source: General Obligation Bond-Measure B

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



09-3490

**Professional Services Agreement - Verde Design -
McClymonds High School Football Field Replacement
Project**

OE-10

Approval by the Board of Education of Professional Services Agreement between District and Verde Design, Santa Clara, CA, for the latter to provide professional architectural and engineering services pertaining to Football Field Replacement, as follows: architectural and design services for the reconstruction and replacement of the football field; removal of the natural grass playing field and replacement of the grass with the next generation synthetic turf and a perimeter quick coupler watering system, as well as all new subsurface drainage for the field, in conjunction with the McClymonds High School Football Field Replacement Project, for the period commencing January 14, 2010 and concluding upon completion of the desired services described herein, but no later than January 14, 2011, in an amount not to exceed \$144,400.00.

Resource Code - 2525-303

Funding Source: Developer Fees

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



09-3491

**Amendment No. 1 - MVE Institutional - Downtown
Education Complex Project**

OE-10

Approval by the Board of Education of Amendment No. 1 to Professional Services Agreement between District and MVE Institutional, Oakland, CA, for the latter to provide additional architectural and engineering services including programming and design for KDOL TV Studio and the IT Data Center, due to a Design Error or Omission, whereas the original scope did not include KDOL TV and the IT Data Center, in conjunction with the Downtown Education Complex Project, in an additional amount not to exceed \$237,500.00, increasing the Agreement from \$3,685,500.00 to a not-to-exceed amount of \$3,923,000.00. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 3535-121

Funding Source: Country School Facilities Fund**Attachments:** [Document\(s\)](#)**09-3494****Award of Bid and Construction Contract - Petersen Dean
Commercial - Life Academy (Red Cross Bldg.) Roof Project****OE-10**

Approval by the Board of Education of Resolution No. 0910-0128 - Award of Bid and Construction Contract between District and Petersen Dean Commercial, Newark, CA, for the latter, as the lowest responsive, responsible bidder and rejecting all other bids, if any, to provide demolition of roof and installation of a new single ply roof, provide new roof ladders and new sheet metal flashing in conjunction with the Life Academy (Red Cross Bldg.) Roof Project, for the period commencing January 20, 2010 and ending June 1, 2010, in the amount of \$218,800.00.

Resource Code - 1414-335**Funding Source: Deferred Maintenance****Attachments:** [Document\(s\)](#)**F. Unfinished Business****09-2949****Board Policy - Business Services and Non-Instructional
Operations - BP (NTBD) - Vegetation Policy****OE-10**

Approval by the Board of Education of Board Policy - Business Services and Non-Instructional Operations - BP (NTBD) - Vegetation Policy.

Funding Source: Deferred Maintenance**Attachments:** [Document\(s\)](#)

[09-2949 - Board Policy - Business Services and Non-Instructional Operations - BP \(NTBD\) - Vegetation Policy.pdf](#)

Legislative History

10/20/2009	Facilities Committee	Discussed
12/8/2009	Facilities Committee	Discussed

G. New Business*None*

H. Report of the Assistant Superintendent, Facilities Planning and Management

This is an oral report to the Public by the Assistant Superintendent, Facilities Planning and Management, Buildings and Grounds and Custodial Services of any information that he/she wishes to share regarding his/her past, present or future personal or official activities.

I. 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.

J. 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.

K. Adjournment