

# Oakland Unified School District

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## Agenda (Long)

**Wednesday, April 01, 2009**

**5:00 PM**

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

## Facilities Committee

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

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

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that an agenda item or legislative file will be considered out of order, that consideration of an item has been withdrawn, postponed, rescheduled or "pulled" off of the Committee's General Consent Report for separate discussion and possible action.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

**C.1 Minutes - Facilities Committee - March 17, 2009**[09-0906](#)**Minutes - Facilities Committee - March 17, 2009****OE-05**

Adoption by Facilities Committee of its Meeting Minutes of March 17, 2009.

**Attachments:** [09-0906 - Minutes - Facilities Committee - March 17, 2009](#)

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

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

[09-0708](#)**Professional Services Agreement - Vista Environmental Consulting, LLC - Hazardous Waste Disposal****OE-10**

Ratification by Board of Education of Professional Services Contract between District and Vista Environmental Consulting, LLC, for the latter to clean-up/container, characterize, transport and properly dispose of Hazardous Waste: Corporate Facilities Yard, Print Shop and Bridges/Melrose Elementary School, for the period of February 20, 2009 through March 2, 2009 at a cost not to exceed \$23,582.00.

**Funding Source: Fund 01 Safety Hazardous Waste**

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



**09-0834**

**Professional Services Agreement - 360 Total Concept Consulting LLC - Division of Facilities, Planning and Management Project**

**OE-10**

Approval by Board of Education of Professional Services Agreement between District and 360 Total Concept Consulting LLC, Oakland, CA, for the latter to provide assistance to the Facilities Team with implementing a successful community engagement plan and assist the District with its goal to partner with the community to develop a successful Local Utilization Program; provide support to the District to develop a community engagement strategy that reflects the District's commitment to reinvest and partner with the community that it serves, commencing March 3, 2009 and concluding no later than June 3, 2009 in an amount not-to-exceed \$21,000.00.

**Funding Source: General Obligation Bond**

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



**09-0835**

**Professional Services Agreement - ACC Environmental - Ralph Bunche Academy Modernization Project**

**OE-10**

Approval by Board of Education of Professional Services Agreement between District and ACC Environmental, Oakland, CA, for the latter to provide project planning and management including specifications and air monitoring for the removal of asbestos and lead containing materials; services include air monitoring, on-site management of contractor activities, environmental and final clearance sampling, visual inspections and project documentation in conjunction with the Ralph Bunche Academy Modernization Project for the period commencing March 1, 2009 and concluding no later than December 31, 2009 in an amount not-to-exceed \$6,320.00.

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

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



**09-0836**

**Professional Services Agreement - FloorTec - Westlake Middle School Modernization Project**

**OE-10**

Approval by Board of Education of Professional Services Agreement between District and FloorTec, Benicia, CA, for the latter to remove and install new carpet in the Media Center in conjunction with the Westlake Middle School Modernization Project for the period commencing February 15, 2009 and terminating March 30, 2009 in an amount not-to-exceed \$11,949.81.

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

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



[09-0837](#)

**Professional Services Agreement - KDI Consultants -  
Oakland High School Health Center Project**

**OE-10**

Approval by Board of Education of Professional Services Agreement between District and KDI Consultants, Oakland, CA, for the latter to provide Division of State Architect (DSA) inspections in conjunction with the Oakland High School Health Center Project for the period commencing January 12, 2009 and shall conclude upon completion of the project, or permanent abandonment of the Project by the District, or December 31, 2010, whichever occurs first in an amount not-to-exceed \$65,890.00.

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

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



[09-0838](#)

**Professional Services Agreement - KDI Consultants -  
Oakland High School Modernization Project**

**OE-10**

Approval by Board of Education of Professional Services Agreement between District and KDI Consultants, Oakland, CA, for the latter to provide Division of State Architect (DSA) inspections in conjunction with the Oakland High School Modernization Project for the period commencing January 12, 2009 and shall conclude upon completion of the project, or permanent abandonment of the Project by the District, or December 31, 2010, whichever occurs first in an amount not-to-exceed \$612,720.00.

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

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



[09-0839](#)

**Professional Services Agreement - Marvin Saltzberg -  
Lowell Middle School Walkway Roof Project**

**OE-10**

Approval by Board of Education of Professional Services Agreement between District and Marvin Saltzberg, Hercules, CA, for the latter to provide Division of State Architect (DSA) inspections in conjunction with the Lowell Middle School Walkway Roof Project for the period commencing February 1, 2009 and shall conclude upon completion of the project, or permanent abandonment of the Project by the District, or April 30, 2009, whichever occurs first in an amount not-to-exceed \$20,000.00.

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

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



[09-0840](#)

**Professional Services Agreement - MVE Institutional -  
Downtown Educational Complex Project**

**OE-10**

Approval by Board of Education of Professional Services Agreement between District and MVE Institutional, Oakland, CA, for the latter to provide design services, assist in Division of State Architect (DSA) approval, the bidding process and provide construction administration services and various other items described herein in conjunction with the Downtown Educational Complex Project for the period commencing February 2, 2009 and shall conclude upon completion of the desired services described herein, but no later than December 31, 2013 in an amount not-to-exceed \$3,685,500.00.

**Funding Source: Fund 35**

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



[09-0841](#)

**New Project Budget, Key Code and Project Number - Bret  
Harte Roof Replacement Project**

**OE-10**

Approval by Board of Education of Resolution No. 0809-0105 - Authorizing and approving the New Project Budget, Key Code and Project Number for Bret Harte Roof Replacement Project in the amount of \$518,000.00.

**Funding Source: Deferred Maintenance**

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



[09-0842](#)

**Project Budget Increase - Laurel Fire Alarm Project**

**OE-10**

Approval by Board of Education of Resolution No. 0809-0104 - Authorizing and approving Project Budget Increase No. 1 for the Laurel Fire Alarm Project in the additional amount of \$60,000.00, for Architect/Engineering Costs, Main Construction, and Inspections, increasing the project budget from \$100,000.00 to \$160,000.00.

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

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

[09-0843](#)**Amendment No. 4 - Beverly Prior Architects - Chabot  
Portable Replacement Project**

OE-10

Approval by Board of Education of Amendment No. 4 to Professional Services Agreement between District and Beverly Prior Architects, San Francisco, CA, for the latter to provide for expansion of construction administration services, attend additional meeting, additional manpower to support schedule compression and various other items described herein in conjunction with the Chabot Portable Replacement Project in an additional amount not-to-exceed \$61,200.00, increasing the Agreement from \$1,687,632.00 to a not-to-exceed amount of \$1,748,832.00. All other terms and conditions of the Agreement remain in full force and effect.

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

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

[09-0844](#)**Amendment No. 5 - Byrens Associates - McClymonds Small  
Schools Project**

OE-10

Approval by Board of Education of Amendment No. 5 to Professional Services Agreement between District and Byrens Associates, Oakland, CA, allowing for additional fees required to complete architectural services in conjunction with the McClymonds Small Schools Project in an additional amount not-to-exceed \$41,074.00, increasing the Agreement from \$573,137.79 to a not-to-exceed amount of \$615,111.79. All other terms and conditions of the Agreement remain in full force and effect.

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

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

[09-0846](#)**Amendment No. 4 - Loving and Campos Architects (LCA) -  
Oakland High School Modernization Project**

OE-10

Approval by Board of Education of Amendment No. 4 to Professional Services Agreement between District and Loving and Campos Architects (LCA), Walnut Creek, CA, for the latter to provide for consultant increased costs are for the additional work required to submit Building G package as a separate increment to Division of State Architect (DSA), due to a District requested change in conjunction with the Oakland High School Modernization Project in an additional amount not-to-exceed \$18,000.00, increasing the Agreement from \$1,725,367.00 to a not-to-exceed amount of \$1,743,367.00. All other terms and conditions of the Agreement remain in full force and effect.

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

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

[09-0847](#)**Amendment No. 3-Loving & Campos Architects, Inc.  
-Oakland High School Modernization Project**

OE-10

Approval by Board of Education of Amendment No. 3 to Professional Services Agreement between District and Loving & Campos, Walnut Creek, CA, to allow for additional budget to the latter to compensate for added costs i.e., reimbursable expenses that need to be billed as part of contract in lieu of separate billing, per the attached proposal dated January, 21, 2009, and various other items as described herein in conjunction with the Oakland High School Modernization Project in an additional amount not-to-exceed \$100,000.00, increasing the Agreement from \$1,625,367.00 to a not-to-exceed amount of \$1,725,367.00. All other terms and conditions of the Agreement remain in full force and effect.

**Funding Source: General Obligation Bond-Measure B****Attachments:** [Document\(s\)](#)[09-0850](#)**Amendment No. 2 - Loving and Campos Architects (LCA) -  
Downtown Educational Complex Relocation Project**

OE-10

Approval by Board of Education of Amendment No. 2 to Professional Services Agreement between District and Loving and Campos Architects (LCA), Walnut Creek, CA, for the latter to provide additional design/architectural services, in conjunction with the Downtown Education Complex Relocation Project, in an additional amount not-to-exceed \$119,984.76, increasing the Agreement from \$206,140.81 to a not-to-exceed amount of \$326,125.57. All other terms and conditions of the Agreement remain in full force and effect.

**Funding Source: State School Building Fund****Attachments:** [Document\(s\)](#)**E. Unfinished Business**[09-0823](#)**Coherent Governance - Policy Development**

OE-10

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

**Attachments:** [OE10.pdf](#)**F. New Business**

[09-0859](#)**Resolution Naming the New Auditorium at Castlemont High School the "Phil Reeder Performing Arts Center"**

OE-10

Approval by Board of Education of Resolution No. 0809-0107 - Naming the New Auditorium at Castlemont High School the "Phil Reeder Performing Arts Center".

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

**Attachments:** [Document\(s\)](#)  
[09-0859 - Resolution - Naming the New Auditorium at Castlemont High School the Phil Reeder Performing Arts Center.pdf](#)

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

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

## **I. 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.*

## **J. Adjournment**