

Oakland Unified School District

Board of Education
Paul Robeson Building
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Minutes (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

Chairperson Noel Gallo called the meeting to order at 5:00 P.M.

B. Roll Call

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

C. Modification(s) To Agenda

Item 09-0843 was withdrawn from the Consent Report by Assistant Superintendent Tim White.

C.1 Minutes - Facilities Committee - March 17, 2009



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

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

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

A motion was made by Jody London, seconded by Noel Gallo, that this matter be Adopted. The motion carried by the following vote:

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 0
Nay: 0
Recused: 0
Absent: 1 - Christopher Dobbins
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

Roll Call (Secretary's Observation)

Director Dobbins present at 5:07 P.M.

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

D. Adoption of the Committee General Consent Report



[09-0708](#)

Professional Services Agreement - Vista Environmental Consulting, LLC - Hazardous Waste Disposal

Ratification by the 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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.



[09-0834](#)

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

Approval by the 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\(s\)](#)

Comments to be inserted.

This Matter was Recommended Favorably on the Consent Agenda.



[09-0835](#)

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

Approval by the 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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.



[09-0836](#)

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

Approval by the 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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.



[09-0837](#)

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

Approval by the 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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.



[09-0838](#)

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

Approval by the 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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.



[09-0839](#)

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

Approval by the 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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.



09-0840

Professional Services Agreement - MVE Institutional - Downtown Educational Complex Project

Approval by the 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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.



09-0841

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

Approval by the 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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.



09-0842

Project Budget Increase - Laurel Fire Alarm Project

Approval by the 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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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

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\(s\)](#)

This Matter was Withdrawn on the Consent Agenda.

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

Approval by the 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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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

Approval by the 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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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

Modernization Project

Approval by the 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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

**09-0850****Amendment No. 2 - Loving and Campos Architects (LCA) - Downtown Educational Complex Relocation Project**

Approval by the 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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

Passed The Consent Agenda

A motion was made by Jody London, seconded by Noel Gallo, 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: 3 - Jody London, Christopher Dobbins and Noel Gallo
Nay: 0
Recused: 0
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

E. Unfinished Business



09-0823 Coherent Governance - Policy Development

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

Attachments: [OE10.pdf](#)

Committee Chair Gallo said this item appeared on a previous Agenda and had been discussed.

Tabled

F. New Business



09-0859 Resolution Naming the New Auditorium at Castlemont High School the "Phillip Reeder Performing Arts Center"

Adoption by Board of Education of Resolution No. 0809-0107 - Naming the New Auditorium at Castlemont High School the "Phillip L. 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](#)

Mr. Rakestraw asked for clarification on the person's name whether it was Phil or Phillip. Someone in the audience said it was Phillip. Mr. Rakestraw recommended the name is amended to reflect the correct name.

Public Speakers

Darryl Carey said the adoption of the naming of the Castlemont Auditorium to the Phillip Reeder Performing Arts Center was a great thing. He said Mr. Reeder was a great teacher and a wonderful musician. Mr. Carey noted that Mr. Reeder taught him how to sing and thanked the Board for that action.

A motion was made by Christopher Dobbins, 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: 3 - Jody London, Christopher Dobbins and Noel Gallo
 Nay: 0
 Recused: 0
 Preferential Aye: 0
 Preferential Abstention: 0
 Preferential Nay: 0

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

Mr. Carey said the Local Business Policy the Board adopted was a good thing. He said the citizens of Oakland deserve it, that it is well overdue, and he hopes it gets put into vision the right way so that all of Oakland does well. Mr. Carey said It is a pity that our students can find guns quicker than they can find hammers and shovels. This can be the training grounds for our kids that are not going on to a higher education on the right track.

I. Introduction of New Legislative Matter

Committee Chair Gallo asked Director London to list her requests for items to be placed on the Agenda for future Facility Committee Meetings.

Requests from Director London:

1. Reconstitution of the Measure "B" Independent Citizens' Oversight Committee

Mr. White said one of the issues is the Measure "B" Committee would like have some input in terms of the process; Mr. White said it would benefit us as a group to have discussion about the Board and Committee's desire going forth and how you would like the selection process to be structured to maximize the efficiency of the elected people to sit on the Committee.

2. The Oakland School yard Initiative would like to come and brief the Committee.

3. A comprehensive overview how the Facilities Department operates and the overview should include the following areas:

- a. The Capitol Program*
- b. Deferred Maintenance*
- c. Buildings & Grounds and Custodial*

Mr. White said he is prepared to present this information and would like to present at the April 28th or May 12th Board Meeting.

4. A Briefing from staff of all the Federal Stimulus Money that may be coming to Oakland.

5. Revisiting the Facilities Master Plan

Agenda Items for the April 15th meeting from the Facilities Department (Cate Boskoff)

- 1. Uniform Public Construction Cost Accounting Act*
- 2. Technology/Procurement alternative procedure on public contract code*
- 3. The 81St Street Library MOU with Woodland Elementary School*
- 4. Update of the Joint Use Agreement between the City of Oakland and the District*

Mr. White said yesterday he had a productive meeting with Parks and Recreation. The Board has asked staff to go back to equalize the resources so the burden would not be solely on the District. Mr. White said the amendment coming forth with the Joint Use

Agreement will reflect that. He said there were a lot of issues yet to be settled.

J. Adjournment

Chairperson Noel Gallo adjourned the meeting at 5:38 P.M.

Prepared By: _____

Approved By: _____