

# Oakland Unified School District

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## **Agenda (Long)**

**Tuesday, April 06, 2010**

**5:00 PM**

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

## **Facilities Committee**

***Noel Gallo, Chairperson  
Jody London, Member  
Alice Spearman, 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that an agenda item or legislative file will be considered out of order, that consideration of an item has been withdrawn, postponed, rescheduled or "pulled" off of the Committee's General Consent Report for separate discussion and possible action.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**[10-0606](#)**Minutes - Facilities Committee Meeting - March 16, 2010**

Approval by the Facilities Committee of Its Meeting Minutes of March 16, 2010.

**Attachments:** [Minutes - Facilities Committee Meeting - March 16, 2010](#)

**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.*

[09-3475](#)**Project Budget Increase - Downtown New School Clinic Project****OE-10**

Approval by the Board of Education of Resolution 0910-0130 - Authorizing and Approving the Project Budget Increase for the Downtown New School Clinic Project in the additional amount of \$750,000.00, for reason(s) noted in accompanying documentation, incorporated herein by reference as though fully set forth, increasing the project budget from \$750,000.00 to \$1,500,000.00.

**Resource Code - 2122-121**

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

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



**10-0424**

**Professional Services Agreement - Simplex Grinnell - Prescott Elementary School Modernization Project**

**OE-10**

Approval by the Board of Education of Professional Services Agreement between District and Simplex Grinnell, Pleasanton, CA, for the latter to provide supervision to the electrical contractor and/or low-voltage installer of the fire alarm system during the following critical path periods: conduit installation, wire pulling, wire continuity review/testing, termination/trimming of devices and various other items described in the Scope of Work, incorporated herein by reference as though fully set forth, in conjunction with the Prescott Elementary School Modernization Project for the period commencing March 25, 2010 and concluding no later than December 31, 2011 in an amount not to exceed \$17,280.00.

**Resource Code - 2122-147**

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

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



**10-0502**

**Professional Services Agreement - Anthony Ogbeide Associates, Inc. - Madison Middle School Health Center Project**

**OE-10**

Approval by the Board of Education of Professional Services Agreement between District and Anthony Ogbeide Associates, Inc., Oakland, CA, for the latter to provide Division of State Architect (DSA) inspection services in conjunction with the Madison Middle School Health Center Project for the period commencing June 1, 2010 and ending June 30, 2011, in an amount not to exceed \$42,900.00.

**Resource Code - 2122-215**

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

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

[10-0503](#)

**Professional Services Agreement - Applied Materials & Engineering, Inc. - Roosevelt Middle School Health Center Project**

OE-10

Approval by the Board of Education of Professional Services Agreement between District and Applied Materials & Engineering, Inc., Oakland, CA, for the latter to provide special inspection and testing as required by the 2007 California Building Code, Chapter 17 and the Division of State Architect (DSA) SSS-103 Structural Testing and Inspection Form, as described in the Scope of Work, incorporated herein by reference as though fully set forth, including incorporating the attached proposal into the contract to the extent that it is subordinate to and not inconsistent with the contract terms in conjunction with the Roosevelt Middle School Health Center Project for the period commencing April 15, 2010 and concluding no later than December 31, 2011 in an amount not to exceed \$4,110.00.

**Resource Code - 2122-212**

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

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

[10-0505](#)

**Professional Services Agreement - Geosphere Consultants - Montclair New Classroom Building New Classroom Portables Project**

OE-10

Approval by the Board of Education of Professional Services Agreement between District and Geosphere Consultants, Oakland, CA, for the latter to test for contaminants in the soil for the proposed new building locations, with the attached proposal incorporated into the contract to the extent that it is subordinate to and not inconsistent with the contract terms, in conjunction with the Montclair New Classroom Building New Classroom Portables Project for the period commencing April 15, 2010 and concluding no later than March 1, 2011 in an amount not to exceed \$6,600.00.

**Resource Code - 2122-143**

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

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

[10-0506](#)

**Professional Services Agreement - Jason Zalinski - Life Academy Renovation/Seismic Retrofit Project**

OE-10

Approval by the Board of Education of Professional Services Agreement between District and Jason Zalinski, Oakland, CA, for the latter to provide Division of State Architect (DSA) inspection services in conjunction with the Life Academy Renovation/Seismic Retrofit Project for the period commencing April 15, 2010 and concluding December 1, 2010, in an amount not to exceed \$14,400.00.

**Resource Code - 2122-335****Funding Source: General Obligation Bond-Measure B****Attachments:** [Document\(s\)](#)**10-0507****Professional Services Agreement - Schirmer Engineering -  
Havenscourt Middle School Modernization Project****OE-10**

Approval by the Board of Education of Professional Services Agreement between District and Schirmer Engineering, Concord, CA, for the latter to provide design and construction administrative services for the installation of a new intrusion alarm in the Main Building, Music Wing, Shop Building, Gymnasium, Annex Building, Cafeteria Building and existing Portable Classroom, as described in the Scope of Work, incorporated herein by reference as though fully set forth, with the attached proposal incorporated into the contract to the extent that it is subordinate to and not inconsistent with the contract terms, in conjunction with the Havenscourt Middle School Modernization Project for the period commencing April 15, 2010 and concluding no later than December 31, 2011 in an amount not to exceed \$22,272.00.

**Resource Code - 2122-207****Funding Source: General Obligation Bond-Measure B****Attachments:** [Document\(s\)](#)**10-0514****Amendment No. 5 - Beverly Prior Architects - Chabot New  
Classroom and Multi-Purpose Building Project****OE-10**

Approval by the Board of Education of Amendment No. 5 to Professional Services Agreement between District and Beverly Prior Architects, San Francisco, CA, for the latter to provide additional architectural and landscape services mitigating the impact of the Caldecott Tunnel expansion on the school and providing other services described, in the Scope of Work, incorporated herein by reference as though fully set forth, in conjunction with and affecting the Chabot New Classroom and Multi-Purpose Building Project, in an additional amount not to exceed \$27,583.00, increasing the Agreement from \$1,748,832.00 to a not-to-exceed amount of \$1,776,415.00, and extending the end date from December 31, 2010 to March 31, 2011. 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\(s\)](#)

**10-0515****Amendment No. 1 - Byrens Associates - Edward Shands  
Adult Education Modernization/ADA/FA/Intrusion Alarm  
Project****OE-10**

Approval by the Board of Education of Amendment No. 1 to Professional Services Agreement between District and Byrens Associates, Oakland, CA, for the latter to provide engineering service for the design and development of construction documents for District requested new intrusion alarm system (scope of work change), replacing existing intrusion alarm system, in conjunction with the Edward Shands Adult Education Modernization/ADA/FA/Intrusion Alarm Project, in an additional amount not to exceed \$12,100.00, increasing the Agreement from \$184,000.00 to a not-to-exceed amount of \$196,100.00. All other terms and conditions of the Agreement remain in full force and effect.

**Resource Code - 2122-404****Funding Source: General Obligation Bond****Attachments:**  [Document\(s\)](#)**10-0519****Project Budget Increase - Lowell Middle School  
Modernization Project****OE-10**

Approval by the Board of Education of Resolution 0910-0135 - Authorizing and Approving the Project Budget Increase for the Lowell Middle School Modernization Project in the additional amount of \$2,500,000.00, for reason(s) noted in accompanying documentation, incorporated herein by reference as though fully set forth, increasing the project budget from \$11,910,000.00 to \$14,410,000.00.

**Resource Code - 2122-204****Funding Source: General Obligation Bond-Measure B****Attachments:**  [Document\(s\)](#)**10-0525****Professional Services Agreement - Simplex Grinnell -  
Roosevelt Middle School Modernization Project****OE-10**

Approval by the Board of Education of Professional Services Agreement 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 following critical path periods: conduit installation, wire pulling, wire continuity review/testing, termination/trimming of devices, as described in the Scope of Work, incorporated herein by reference as though fully set forth, in conjunction with the Roosevelt Middle School Modernization Project for the period commencing April 15, 2010 and concluding no later than December 31, 2011 in an amount not to exceed \$11,880.00.

**Resource Code - 2122-212**

**Funding Source: General Obligation Bond-Measure B****Attachments:** [Document\(s\)](#)**10-0526****Project Budget, Key Code and Project Number - Roosevelt Middle School Paving Replacement Project****OE-10**

Approval by the Board of Education of Resolution No. 0910-0137 - Authorizing and approving the New Project Budget, Key Code and Project Number for Roosevelt Middle School Paving Replacement Project in the amount of \$404,840.00.

**Resource Code - 1414-212****Funding Source: Deferred Maintenance****Attachments:** [Document\(s\)](#)**10-0527****Project Budget Increase - Montera Middle School Modernization Project****OE-10**

Approval by the Board of Education of Resolution 0910-0136 - Authorizing and Approving the Project Budget Increase for the Montera Middle School Modernization Project in the amount of \$3,400,000.00, for reason(s) noted in accompanying documentation, incorporated herein by reference as though fully set forth, increasing the project budget from \$6,535,000.00 to \$9,935,000.00.

**Resource Code - 2122-211****Funding Source: General Obligation Bond-Measure B****Attachments:** [Document\(s\)](#)**10-0531****Professional Services Agreement - PMC - Downtown Educational Complex Project****OE-10**

Approval by the Board of Education of Professional Services Agreement between District and PMC, Oakland, CA, for the latter to perform environmental analysis for the Downtown Project Site in order to prepare a Mitigated Negative Declaration per California Environmental Quality Act (CEQA), as described in the Scope of Work, incorporated herein by reference as though fully set forth, in conjunction with the Downtown Educational Complex Project for the period commencing March 25, 2010 and concluding no later than December 31, 2010 in an amount not to exceed \$74,841.00.

**Resource Code - 2525-121****Funding Source: Developer Fees****Attachments:** [Document\(s\)](#)

[10-0555](#)**Professional Services Agreement - Sandis - Roosevelt Middle School Paving Replacement Project**

OE-10

Approval by the Board of Education of Professional Services Agreement between District and Sandis, Oakland, CA, for the latter to provide surveying and engineering services to include preparation of the following: a site demolition plan; a paving plan considering a grind with 2-inch overlay and stabilizing fabric; a striping plan for the play yard (based on the final design to be provided by OUSD) and various other items described in the Scope of Work, incorporated herein by reference as though fully set forth, in conjunction with the Roosevelt Middle School Paving Replacement Project for the period commencing on April 14, 2010 and concluding no later than December 31, 2011 in an amount not to exceed \$27,500.00.

**Resource Code - 1414-212****Funding Source: Deferred Maintenance****Attachments:** [Document\(s\)](#)[10-0556](#)**Award of Bid and Construction Contract - A&E Emaar - Ralph Bunche Middle School Siding Project**

OE-10

Approval by the Board of Education of Resolution No. 0910-0139 - 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 provide construction services for various repairs of dry rot to modular building siding, driveway replacement, basketball court repairs and restriping & painting of the gymnasium in conjunction with the Ralph Bunche Middle School Siding Project for the period commencing April 28, 2010 and ending May 27, 2010 in the amount of \$158,500.00.

**Resource Code - 2122-223****Funding Source: General Obligation Bond-Measure B****Attachments:** [Document\(s\)](#)**F. Unfinished Business**[09-3145](#)**District Facility and Real Property Asset Management Study**

OE-10

Presentation by the Facilities Department of an updated District Facility and Real Property Asset Management Study as of February 16, 2010.

**Attachments:** [Document\(s\)](#)[09-3145 - District Facility and Real Property Asset Management Study - Update - As of February 16 2010.pdf](#)



Legislative History

11/10/2009	Facilities Committee	Referred	Board of Education
11/18/2009	Board of Education	Discussed	
2/17/2010	Facilities Committee	Discussed	
3/2/2010	Facilities Committee	Tabled to a Date Certain	

**10-0175**

**Proposed Amendment No. 1 To The Joint Facilities Use Agreement Between City of Oakland - District - Year Round Schools Playground Access**

**OE-10**

Discussion of the City of Oakland's proposed Amendment No.1 to the Joint Facilities Use Agreement Between City and District, for the District to allow reasonable year-round public access to school playgrounds after school hours and on weekends as specified therein.

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

Legislative History

2/2/2010	Facilities Committee	Discussed	
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**10-0409**

**Report and Proposed Side Letter, District's Project Labor Agreement**

**OE-10**

Report on the year to date progress of the Project Labor Agreement adopted by the Board of Education on May 29, 2002 and/or adoption by Board of Education of Side Letter Agreement Between District and Building and Construction Trades Council of Alameda County, AFL-CIO Including Unions and Councils Signatory hereto, to District's Project Labor Agreement, attached hereinto and incorporated herein as though fully set forth.

**Attachments:** [Document\(s\)](#)  
[Repor and Proposed Side Letter, District's Project Labor Agreement.pdf](#)

Legislative History

3/2/2010	Facilities Committee	Tabled to a Date Certain	
3/16/2010	Facilities Committee	Discussed	

**G. New Business****10-0586**

**2009-2010 Measure "B" Expenditure Report**

**OE-10**

Presentation of 2009/2010 Measure B Expenditure Report as of March 23, 2010.

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

## **H. 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. Superintendent of Schools or Designee's Committee Liaison Report**

*This is an oral report to the Public by the Superintendent of Schools or Designee of any information that he/she wishes to share regarding his/her past, present or future personal or official activities.*

## **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**