

Oakland Unified School District

Board of Education
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Agenda (Long)

Tuesday, August 04, 2009

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that an agenda item or legislative file will be considered out of order, that consideration of an item has been withdrawn, postponed, rescheduled or "pulled" off of the Committee's General Consent Report for separate discussion and possible action.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[09-2342](#)**Minutes - Facilities Committee - June 16, 2009****OE-05**

Approval by Facilities Committee of its Minutes of June 16, 2009.

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

[09-2342 - Minutes - Facilities Committee - June 16, 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.

[09-2190](#)**Amendment No. 4 - Jensen - Van Lienden - Oakland High
School Modernization Project****OE-10**

Approval by the Board of Education of Amendment No. 4 to Professional Services Agreement between District and Jensen - Van Lienden, Berkeley, CA, for the latter to provide fulltime geotechnical engineering observation of the pier drilling for Building G and observation of footing excavations for the retaining wall at the southwest corner of the property, due to a District requested change, in conjunction with the Oakland High School Modernization Project, in an additional amount not to exceed \$5,750.00, increasing the Agreement from \$28,200.00 to a not-to-exceed amount of \$34,050.00. All other terms and conditions of the Agreement remain in full force and effect.

Funding Source: General Obligation Bond-Measure B

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



09-2191

**Amendment No. 2 - Jensen - Van Lienden - Downtown
Educational Complex Project**

OE-10

Approval by the Board of Education of Amendment No. 2 to Professional Services Agreement between District and Jensen - Van Lienden, Berkeley, CA, for the latter to provide additional evaluation of the corrosion potential of the surface soil at the proposed area for the Downtown site, due to an unforeseen condition and collect two samples for testing by Cerco Analytical, in conjunction with the Downtown Educational Complex Project, in an additional amount not to exceed \$1,200.00, increasing the Agreement from \$19,650.00 to a not-to-exceed amount of \$20,850.00. All other terms and conditions of the Agreement remain in full force and effect.

Funding Source: County School Facilities Fund

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



09-2192

**Amendment No. 1 - Jensen - Van Lienden - Administration
Building Downtown Relocation Project**

OE-10

Approval by the Board of Education of Amendment No.1 to Professional Services Agreement between District and Jensen - Van Lienden, Berkeley, CA, changing the funding source from the Capital Facilities Fund (Fund 25) to the State School Building Fund (Fund 30), in conjunction with the Administration Building Downtown Relocation Project, approved February 11, 2009, in a not-to-exceed amount of \$11,100.00, (Legislative File 09-0222). All other terms and conditions of the Agreement remain in full force and effect.

Funding Source: Fund 30

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



09-2193

**Amendment No. 1 - School Facility Consultant - OPSC
Funding Projects**

OE-10

Approval by the Board of Education of Amendment No. 1 to Professional Services Agreement between District and School Facility Consultant, Sacramento, CA, for the latter to provide grant writing services for the Overcrowding Relief Grant funding packages for two projects to be submitted to the Office of Public School Construction (OPSC), in an additional amount not to exceed \$40,000.00, increasing the Agreement from \$125,000.00 to a not-to-exceed amount of \$165,000.00. All other terms and conditions of the Agreement remain in full force and effect.

Funding Source: General Obligation Bond

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



09-2194

**Change Order No. 1 - Albay Construction Co. - Bret Harte
Middle School Modernization Project**

OE-10

Approval by the Board of Education of Change Order No. 1 to Construction Contract with Albay Construction Co., Martinez, CA, for the latter to add ceramic tile floors in restrooms 209A, 209B, 219A and 224A; additional duct cleaning for duct not shown on drawings; perform lead abatement to resolve adhesion problems with new paint for 28 exterior doors and perform various other tasks described herein, in conjunction with the Bret Harte Middle School Modernization Project, in an additional amount of \$80,071.00, increasing the Agreement from \$4,169,000.00 to \$4,249,071.00. All other terms and conditions of the Agreement remain in full force and effect.

Funding Source: General Obligation Bond-Measure B

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



09-2196

**Project Budget Key Code and Project Number -
Acorn/Woodland Library/City of Oakland**

OE-10

Approval by the Board of Education of Resolution 0809-0193 - Authorizing and approving the New Project Budget, Key Code and Project Number for Acorn/Woodland/City of Oakland Library Project, as delineated herein, in the amount of \$500,000.00.

Funding Source: General Obligation Bond-Measure B

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



09-2197

**Project Budget, Key Code and Project Number-Whittier
New Classroom Building Project**

OE-10

Approval by the Board of Education of Resolution 0910-0001 - Authorizing and approving the New Project Budget, Key Code and Project Number for Whittier New Classroom Building Project, as delineated herein, in the amount of \$3,000,000.00.

Funding Source: General Obligation Bond-Measure B**Attachments:** [Document\(s\)](#)**09-2198****Award of Bid and Construction Contract - Best Contracting Services, Inc. - Bret Harte Middle School Project****OE-10**

Approval by the Board of Education of Resolution No. 0809-0192 - Award of Bid and Construction Contract between District and Best Contracting Services, Inc., Hayward, CA, for the latter, as the lowest responsive, responsible bidder, and rejecting all other bids, if any, to provide removal of the existing roof and installation of a new roof, in conjunction with the Bret Harte Middle School Project, for the period commencing June 5, 2009 and ending on October 15, 2009, in the amount of \$395,000.00.

Funding Source: Deferred Maintenance**Attachments:** [Document\(s\)](#)**09-2199****Professional Services Agreement - Applied Materials & Engineering, Inc. - Oakland High 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 inspections, laboratory testing and soils compaction per the attached proposal which is incorporated into the contract to the extent that it is subordinate to and not inconsistent with contract terms, in conjunction with the Oakland High School Health Center Project, for the period commencing May 12, 2009 and concluding no later than June 30, 2011, in an amount not to exceed \$24,102.00.

Funding Source: General Obligation Bond-Measure B**Attachments:** [Document\(s\)](#)**09-2200****Professional Services Agreement - Applied Materials and Engineering, Inc. - Oakland High School Modernization****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 inspections, laboratory testing and soils compaction per the attached proposal which is incorporated into the contract to the extent that it is subordinate to and not inconsistent with contract terms, in conjunction with the Oakland High School Modernization Project, for the period commencing May 12, 2009 and concluding no later than June 30, 2011, in an amount not to exceed \$99,931.00.

Funding Source: General Obligation Bond-Measure B**Attachments:** [Document\(s\)](#)**09-2201****Change Order No. 3 - Albay Construction Co. - Madison
Middle School Modernization Project****OE-10**

Approval by the Board of Education of Change Order No. 3 to Construction Contract with Albay Construction Co., Martinez, CA, for the latter to provide repair of wood rot which was uncovered during roofing replacement at Building C; wood rot was uncovered at Building D/Gym during window and door replacement and various other items described herein, in conjunction with the Madison Middle School Modernization, in the additional amount of \$207,537.80, increasing the Agreement from \$5,979,081.01 to \$6,186,618.81. All other terms and conditions of the Agreement remain in full force and effect.

Funding Source: General Obligation Bond-Measure B**Attachments:** [Document\(s\)](#)**09-2202****Change Order No. 1 - Alaniz Construction - McClymonds
Basketball Court Paving & Striping Project****OE-10**

Approval by the Board of Education of Change Order No. 1 to Construction Contract with Alaniz Construction, Fremont, CA, for the latter to provide an additional 1,391 square feet of paving needed at basketball courts due to an unforeseen condition, in conjunction with the McClymonds Basketball Court Paving & Striping Project, in the additional amount of \$7,302.00, increasing the Agreement from \$73,800 to \$81,102.00. All other terms and conditions of the Agreement remain in full force and effect.

Funding Source: Deferred Maintenance**Attachments:** [Document\(s\)](#)**09-2203****Change Order No. 5 - LC General Engineering - Various
Sites Project****OE-10**

Approval by the Board of Education of Change Order No. 5 to Construction Contract with LC General Engineering, San Francisco, CA, for the latter to extend ramp an additional 18", back fill and pour concrete at Various Sites, in conjunction with the ADA Increment III Project, in the additional amount of \$8,589.33, increasing the Agreement from \$1,325,842.00 to \$1,334,431.33. All other terms and conditions of the Agreement remain in full force and effect.

Funding Source: General Obligation Bond**Attachments:** [Document\(s\)](#)

[09-2296](#)**Amendment No. 3 - HKIT Architects - Jefferson Portable Replacement Project****OE-10**

Approval by the Board of Education of Amendment No. 3 to Professional Services Agreement between District and HKIT Architects, Oakland, CA, for the latter to provide redesign of existing portables to be relocated to another site due to the Division of State Architect (DSA) not being able to certify the portables in conjunction with the Jefferson Portable Replacement Project, in an additional amount not to exceed \$6,480.00, increasing the Agreement from \$1,851,000.00 to a not-to-exceed amount of \$1,857,580.00. All other terms and conditions of the Agreement remain in full force and effect.

Funding Source: General Obligation Bond-Measure B

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

[09-2299](#)**Amendment No. 1 - RPR Architects - Life Academy Roof Replacement Project****OE-10**

Approval by the Board of Education of Amendment No. 1 to Professional Services Agreement between District and RPR Architects, Oakland, CA, for the latter to provide additional quality assurance inspections for the roofing replacement, in conjunction with the Life Academy Roof Replacement Project, in an additional amount not to exceed \$9,800.00, increasing the Agreement from \$19,285.00 to a not-to-exceed amount of \$29,085.00. All other terms and conditions of the Agreement remain in full force and effect.

Funding Source: Deferred Maintenance

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

[09-2300](#)**Amendment No. 1 - Sandis - Thornhill Paving Replacement Project****OE-10**

Approval by the Board of Education of Amendment No. 1 to Professional Services Agreement between District and Sandis, Oakland, CA, for the latter to provide additional geotechnical site investigation and testing, due to an unforeseen condition, in conjunction with the Thornhill Paving Replacement Project, in an additional amount not to exceed \$7,975.00, increasing the Agreement from \$29,500.00 to a not-to-exceed amount of \$37,475.00, and extending the end date from December 31, 2009 to July 9, 2010. All other terms and conditions of the Agreement remain in full force and effect.

Funding Source: Deferred Maintenance

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

**09-2301****Amendment No. 1 - Simplex Grinnell - Westlake Middle School Modernization Project****OE-10**

Approval by the Board of Education of Amendment No. 1 to Professional Services Agreement between District and Simplex Grinnell, Pleasanton, CA, for the latter to provide additional fire alarm devices, replacing the previously hired contractor, in conjunction with the Westlake Middle School Modernization Project, in an additional amount not to exceed \$9,633.67, increasing the Agreement from \$16,640.00 to a not-to-exceed amount of \$26,273.67, and extending the end date from November 1, 2008 to October 1, 2009. All other terms and conditions of the Agreement remain in full force and effect.

Funding Source: General Obligation Bond-Measure B

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

**09-2304****Professional Services Agreement - Spectrum Management Solutions - District-wide Project****OE-10**

Approval by the Board of Education of Professional Services Agreement between District and Spectrum Management Solutions, American Canyon, CA, for the latter to provide SFP related projects, Williams Settlement, Measure B Tracking with F.A.S.T. Software, software monthly maintenance/service/support/training, in conjunction with the District-wide Projects, for the period commencing July 1, 2009 and concluding no later than June 30, 2010, in an amount not to exceed \$210,420.00.

Funding Source: General Obligation Bond-Measure B

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

**09-2305****Agreement for a Small Construction - Watson Electric - Carter Middle School Project****OE-10**

Approval by the Board of Education of a Small Construction Contract between District and Watson Electric, Oakland, CA for the latter to provide three (3) new strobes in the classrooms that are going to be divided for the growth on site; twenty-six (26) new data drops in the Media Center to accommodate the computer use in the school, in conjunction with the Carter Middle School Modernization Project, for the period commencing June 1, 2009 and terminating June 30, 2009 at a cost not to exceed \$14,896.00.

Funding Source: General Obligation Bond-Measure B

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

**09-2306****Change Order No. 1 - J.W. & Sons, Inc. - Castlemont Auditorium Renovations Project****OE-10**

Approval by the Board of Education of Change Order No. 1 between District and J.W. & Sons, Inc., Petaluma, CA, for Castlemont Auditorium Renovations, as delineated herein, in an additional amount not-to-exceed \$79,568.00, increasing the current contract amount from \$2,901,100.00 to \$2,980,668.00.

Funding Source: General Obligation Bond-Measure B

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



09-2307

Sobranite Park Elementary School - Emergency Condition

OE-10

Approval by the Board of Education of Resolution No. 0910-0003 - Declaring the condition of fire damage at the Sobranite Park Elementary School to constitute an emergency and establish and authorize a budget for the emergency abatement of damaged materials and repair work at the school site, for a total project cost of \$369,286.60.

Funding Source: Risk Management

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



09-2308

Amendment No. 7 - Byrens Associates - Madison Middle School Modernization Project

OE-10

Approval by the Board of Education of Amendment No. 7 to Professional Services Agreement between District and Byrens Associates, Oakland, CA, for the latter to provide additional design services to convert existing Classroom 13 into a computer room, in conjunction with the Madison Middle School Modernization Project, in an additional amount not to exceed \$6,800.00, increasing the Agreement from \$784,012.00 to a not-to-exceed amount of \$790,812.00. All other terms and conditions of the Agreement remain in full force and effect

Funding Source: General Obligation Bond-Measure B

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



09-2309

Amendment No. 1-Michael Willis Architects - Calvin Simmons Middle School Health Center

OE-10

Approval by the Board of Education of Amendment No. 1 to Professional Services Agreement between District and Michael Willis Architects, Oakland, CA, for the latter to provide additional intrusion design services, electrical, structural, cost estimating and roofing services, in conjunction with the Calvin Simmons Middle School Health Center Project, in an additional amount not to exceed \$40,192.00, increasing the Agreement from \$54,035.00 to a not-to-exceed amount of \$94,227.00, and extending the end date from April 30, 2009 to December 1, 2010. All other terms and conditions of the Agreement remain in full force and effect.

Funding Source: General Obligation Bond-Measure B**Attachments:** [Document\(s\)](#)**09-2310****Amendment No. 4-Loving and Campos Architects (LCA)
-Downtown Relocation Project****OE-10**

Approval by the Board of Education of Amendment No. 4 to Professional Services Agreement between District and Loving and Campos Architects (LCA), Oakland, CA, for the latter to provide additional Preliminary Title Reports for 6 parcels for OUSD Downtown Projects; Preliminary Title Report for 900 High Street; Coordination of Preliminary Title Reports and review due to a District request, in conjunction with the Downtown Relocation Project, in an additional amount not to exceed \$7,200.00, increasing the Agreement from \$326,125.57 to a not-to-exceed amount of \$333,325.57, and extending the end date from April 25, 2009 to September 30, 2009. All other terms and conditions of the Agreement remain in full force and effect.

Funding Source: State School Building Fund**Attachments:** [Document\(s\)](#)**09-2311****Amendment No. 6 - Loving and Campos Architects (LCA) -
Oakland High School Modernization Project****OE-10**

Approval by the Board of Education of Amendment No. 6 to Professional Services Agreement between District and Loving and Campos Architects (LCA), Walnut Creek, CA, for the latter to provide additional structural services to include separating the project into 2 increments, modify the foundation system based upon late receipt of the geotechnical report and various items described herein, in conjunction with the Oakland High School Modernization Project, in an additional amount not to exceed \$30,620.00, increasing the Agreement from \$1,756,907.00 to a not-to-exceed amount of \$1,787,527.00. All other terms and conditions of the Agreement remain in full force and effect.

Funding Source: General Obligation Bond-Measure B**Attachments:** [Document\(s\)](#)**09-2312****Professional Services Agreement-School Facility
Consultant-Division of Facilities, Planning and Management****OE-10**

Approval by the Board of Education of a Professional Services Agreement between District and School Facility Consultant, Sacramento, CA, for the latter to assist the District in an ongoing basis to determine and acquire eligibility for State funded new school construction, modernization of existing school facilities and joint-use projects under the School Facility Program; assist District with the preparation and submittal of California Department of Education and State Allocation Board applications required for eligible new construction and modernization projects; assist District with accessing new Proposition 1D programs such as the Overcrowded Relief Grant and other new funding programs as applicable; assist District with assessing additional eligibility that may be generated through AB 1014; participate in strategy meetings, as directed, with the District and other designated personnel; prepare periodic funding updates, which identify capital resources available to the District and assist District with issues related to portable classroom removal in conjunction with the Division of Facilities, Planning and Management for the period commencing July 1, 2009 and concluding no later than June 30, 2010, in an amount not to exceed \$150,000.00.

Funding Source: General Obligation Bond-Measure B

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



09-2313

Reallocation of Cole Middle School Modernization and Health Center Projects Allocation, Respectively, In Part, to Lowell Middle School Modernization and Health Center Projects, Respectively

OE-10

Approval by the Board of Education of Resolution 0910-0005 - Reallocation of Cole Middle School Modernization and Health Center Projects Allocation, Respectively, In Part, to Lowell Middle School Modernization and Health Center Projects, Respectively, as specified herein.

Funding Source: General Obligation Bond-Measure B

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

F. Unfinished Business



09-1987

**Project Budget, Key Code and Project Number - Measure B
Funding of all Department Consultants Project**

OE-10

Approval by the Board of Education of Resolution 0809-0187 - Authorizing and approving the New Project Budget, Key Code and Project Number for Measure B Funding of all Department Consultants Project in the amount of \$5,000,000.00.

Funding Source: General Obligation Bond-Measure B

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

Legislative History

6/16/2009 Facilities Committee Tabled to a Date
Certain



09-1988

**Project Budget, Key Code and Project Number for the
Measure B Funding of all Staff Positions Project**

OE-10

Approval by the Board of Education of Resolution 0809-0189 - Authorizing and approving the New Project Budget, Key Code and Project Number for Measure B Funding of all Staff Positions Project in the amount of \$2,000,000.00.

Funding Source: General Obligation Bond-Measure B

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

Legislative History

6/16/2009 Facilities Committee Tabled to a Date
Certain

G. New Business

None

**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.

09-2363

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

OE-05

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

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