

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



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Minutes (Long)
Tuesday, May 18, 2010
4:30 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

Chairperson Noel Gallo called the meeting to order at 4:30 P.M.

B. Roll Call

Roll Call: Present: Alice Spearman and Noel Gallo
Absent: Jody London

C. Modification(s) To Agenda

After Item E, Adoption of the Committee General Consent Report, the next item take up by the committee was Item G, New Business, Legislative File 10-0947 followed by Item F, Unfinished Business, Report on the District's Local Vendor Policy, returning to New Business Legislative with File 10-0946. After Legislative File 10-0946 the agenda was taken up in the order as printed.

D. Adoption of Committee Minutes



[10-0986](#) Minutes - Facilities Committee - May 4, 2010

Approval by Facilities Committee of Its Minutes of May 4, 2010.

Attachments: [10-0986 - Minutes - Facilities Committee - May 4, 2010](#)

A motion was made by Alice Spearman, 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: 2 - Alice Spearman and Noel Gallo
Nay: 0
Recused: 0
Absent: 1 - Jody London
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

E. Adoption of the Committee General Consent Report



[10-0504](#) Professional Services Agreement - Cor-O-Van Moving and Storage -

Downtown Educational Complex Relocation Project

Approval by the Board of Education of Professional Services Agreement between District and Cor-O-Van Moving and Storage, Pleasanton, CA, for the latter to provide moving services of the Network Offices from Suite 320 to Suite 206 for the Downtown Relocation Project in conjunction with the Downtown Educational Complex Relocation Project, for the period commencing January 31, 2009 and concluding no later than February 19, 2009 in an amount not to exceed \$15,130.63.

Resource Code - 3030-121

Funding Source: State School Building Fund

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Alice Spearman and Noel Gallo
Nay: 0
Recused: 0
Absent: 1 - Jody London
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**10-0763****Amendment No. 1 - KCP & Associates - Havenscourt New Classroom Building and Cafeteria Building Project**

Approval by the Board of Education of Amendment No. 1 to Professional Services Agreement between District and KCP & Associates, Oakland, CA, for the latter to provide additional underground utility locating and topographic services, including expediting official survey locations, additional underground locating at proposed boring locations, and underground locating at the road between the school and baseball field in conjunction with the Havenscourt New Classroom Building and Cafeteria Building Project, in an additional amount not to exceed \$5,500.00, increasing the Agreement from a not-to-exceed amount of \$25,480.00 to \$30,980.00. 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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Alice Spearman and Noel Gallo
Nay: 0
Recused: 0
Absent: 1 - Jody London

Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**10-0811****Award of Bid and Construction Contract - A & E Emaar - Downtown Educational Complex (Cole Hot Site) Project**

Approval by the Board of Education of Resolution No. 0910-0223 - 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 demolition, framing of three (3) openings, (2) double doors, drywall, painting, fire rated plywood at Main Distribution Frame (MDF) room, new flooring at MDF, new ramp and railing at front entrance and replace door mullion at front door in conjunction with the Downtown Educational Complex (Cole Hot Site) Project for the period commencing May 27, 2010 and ending June 11, 2010 in the amount of \$56,000.00.

Resource Code - 3030-219

Funding Source: State School Building Fund

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Alice Spearman and Noel Gallo
Nay: 0
Recused: 0
Absent: 1 - Jody London
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**10-0813****Professional Services Agreement - Jason Zalinski Inspection Services - Stonehurst Elementary School Restroom Project**

Approval by the Board of Education of Professional Services Agreement between District and Jason Zalinski Inspection Services, Oakland, CA, for the latter to provide Division of State Architect (DSA) inspection services in conjunction with the Stonehurst Elementary School Restroom Project for the period commencing May 27, 2010 and concluding 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 \$21,330.00.

Resource Code - 2122-155

Funding Source: General Obligation Bond-Measure B

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0

Adv Abstain: 0
Aye: 2 - Alice Spearman and Noel Gallo
Nay: 0
Recused: 0
Absent: 1 - Jody London
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**10-0818****Professional Services Agreement - Sensible Environmental Solutions - Lowell Middle School Health Center Project**

Approval by the Board of Education of Professional Services Agreement between District and Sensible Environmental Solutions, Oakland, CA, for the latter to provide hazardous materials abatement design services to support the Lowell Health Center, including hazardous materials pre-design inspection, development of haz-mat abatement documents, bidding services, pre-construction submittal review, inspection and abatement monitoring and project close-out, 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 Lowell Middle School Health Center Project for the period commencing May 27, 2010 and concluding no later than December 31, 2011 in an amount not to exceed \$21,347.50.

Resource Code - 2122-204

Funding Source: General Obligation Bond-Measure B

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Alice Spearman and Noel Gallo
Nay: 0
Recused: 0
Absent: 1 - Jody London
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**10-0819****Amendment No. 1 - Star Elevator - Calvin Simmons Middle School Modernization Project**

Approval by the Board of Education of Amendment No. 1 to Professional Services Agreement between District and Star Elevator, San Carlos, CA, providing the latter an eighteen (18) month time extension, to December 31, 2010, for contract performance, "... to repair, replace, correct all items listed on the elevator deficiency list dated October 7, 2006, for the elevator located in Building F/G/H " as defined in the consultants proposal attached to the extent that the language of the proposal is subordinate to and not inconsistent with the terms and conditions of the Agreement, in conjunction with the Calvin Simmons Middle School Modernization Project for the period commencing December 1, 2008 and concluding no later than June 30, 2009 in an amount not-to-exceed \$50,952.00" (Legislative File 09-0532, approved by Board 2/25/10). All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-205

Funding Source: General Obligation Bond-Measure B

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
 Adv Nay: 0
 Adv Abstain: 0
 Aye: 2 - Alice Spearman and Noel Gallo
 Nay: 0
 Recused: 0
 Absent: 1 - Jody London
 Preferential Aye: 0
 Preferential Abstention: 0
 Preferential Nay: 0



10-0821

Professional Services Agreement - KEMA Services, Inc. - Laurel CDC Building Replacement Project

Approval by the Board of Education of Professional Services Agreement between District and KEMA Services, Inc., Oakland, CA, for the latter to implement a commissioning plan, perform a review of the CD documents, provide commissioning specifications, assemble a systems manual, and prepare a final report and record, and, approximately nine to eleven months after occupancy, complete a site review of the systems previously commissioned to verify operational performance 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 Laurel CDC Building Replacement Project for the period commencing May 27, 2010 and concluding no later than December 31, 2012 in an amount not to exceed \$26,730.00.

Resource Code - 2122-820

Funding Source: General Obligation Bond-Measure B

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
 Adv Nay: 0

Adv Abstain: 0
Aye: 2 - Alice Spearman and Noel Gallo
Nay: 0
Recused: 0
Absent: 1 - Jody London
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**10-0823****Amendment No. 1 - HY Architects - Edna Brewer Restroom Renovation Project**

Approval by the Board of Education of Amendment No. 1 to Professional Services Agreement between District and HY Architects, Oakland, CA, for the latter to provide additional services, included, but not limited to work associated with lower level ceiling alterations, path travel documentation and drinking fountain alterations to meet Division of State Architect (DSA) Access Compliance requirements, in conjunction with the Edna Brewer Restroom Renovation Project, in an additional amount not to exceed \$4,800.00, increasing the Agreement from a not to exceed amount of \$51,100.00 to \$55,900.00, and extending the contract end date from December 31, 2010 to December 31, 2011. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 1414-210

Funding Source: Deferred Maintenance

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Alice Spearman and Noel Gallo
Nay: 0
Recused: 0
Absent: 1 - Jody London
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**10-0844****Project Budget, Key Code and Project Number - Highland CDC Fire Alarm Replacement Project**

Approval by the Board of Education of Resolution 0910-0211- Authorizing and approving the New Project Budget, Key Code and Project Number for Highland CDC Fire Alarm Replacement Project in the amount of \$83,100.00.

Resource Code - 2122-815

Funding Source: General Obligation Bond-Measure B

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Alice Spearman and Noel Gallo
Nay: 0
Recused: 0
Absent: 1 - Jody London
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**10-0845****Project Budget, Key Code and Project Number - Jefferson CDC Fire Alarm Replacement Project**

Approval by the Board of Education of Resolution 0910-0209 - Authorizing and approving the New Project Budget, Key Code and Project Number for Jefferson CDC Fire Alarm Replacement Project in the amount of \$79,200.00.

Resource Code - 2122-817

Funding Source: General Obligation Bond-Measure B

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Alice Spearman and Noel Gallo
Nay: 0
Recused: 0
Absent: 1 - Jody London
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**10-0846****Project Budget, Key Code and Project Number - Yuk Yau CDC Fire Alarm Replacement Project**

Approval by the Board of Education of Resolution 0910-0210 - Authorizing and approving the New Project Budget, Key Code and Project Number for Yuk Yau CDC Fire Alarm Replacement Project in the amount of \$90,200.00.

Resource Code - 2122-824

Funding Source: General Obligation Bond-Measure B

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0

Aye: 2 - Alice Spearman and Noel Gallo
Nay: 0
Recused: 0
Absent: 1 - Jody London
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**10-0847****Project Budget, Key Code and Project Number - Lockwood Elementary School Fire Alarm and Intrusion Alarm Replacement Project**

Approval by the Board of Education of Resolution 0910-0216 - Authorizing and approving the New Project Budget, Key Code and Project Number for Lockwood Elementary School Fire Alarm & Intrusion Alarm Replacement Project in the amount of \$542,700.00.

Resource Code - 2122-134

Funding Source: General Obligation Bond-Measure B

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Alice Spearman and Noel Gallo
Nay: 0
Recused: 0
Absent: 1 - Jody London
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**10-0849****Project Budget, Key Code and Project Number - Manzanita CDC Fire Alarm Replacement Project**

Approval by the Board of Education of Resolution 0910-0219 - Authorizing and approving the New Project Budget, Key Code and Project Number for Manzanita CDC Fire Alarm Replacement Project in the amount of \$83,100.00.

Resource Code - 2122-829

Funding Source: General Obligation Bond-Measure B

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Alice Spearman and Noel Gallo
Nay: 0
Recused: 0

Absent: 1 - Jody London
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**10-0850****Project Budget, Key Code and Project Number - Piedmont Avenue CDC Fire Alarm Replacement Project**

Approval by the Board of Education of Resolution 0910-0221 - Authorizing and approving the New Project Budget, Key Code and Project Number for Piedmont Avenue CDC Fire Alarm Replacement Project in the amount of \$83,100.00.

Resource Code - 2122-832

Funding Source: General Obligation Bond-Measure B

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Alice Spearman and Noel Gallo
Nay: 0
Recused: 0
Absent: 1 - Jody London
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**10-0851****Project Budget, Key Code and Project Number - Roosevelt ES Fire Alarm Replacement Project**

Approval by the Board of Education of Resolution 0910-0217 - Authorizing and approving the New Project Budget, Key Code and Project Number for Roosevelt Middle School Fire Alarm Replacement Project in the amount of \$531,000.00.

Resource Code - 2122-212

Funding Source: General Obligation Bond-Measure B

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Alice Spearman and Noel Gallo
Nay: 0
Recused: 0
Absent: 1 - Jody London
Preferential Aye: 0
Preferential Abstention: 0

Preferential Nay: 0



10-0852

Project Budget, Key Code and Project Number - Skyline High School Auditorium Fire Alarm Replacement Project

Approval by the Board of Education of Resolution 0910-0215 - Authorizing and approving the New Project Budget, Key Code and Project Number for Skyline High School Auditorium Fire Alarm Replacement Project in the amount of \$130,000.00.

Resource Code - 2122-306

Funding Source: General Obligation Bond-Measure B

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Alice Spearman and Noel Gallo
Nay: 0
Recused: 0
Absent: 1 - Jody London
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0



10-0853

Project Budget, Key Code and Project Number - Redwood Heights Elementary School Fire Alarm Replacement Project

Approval by the Board of Education of Resolution 0910-0218 - Authorizing and approving the New Project Budget, Key Code and Project Number for Redwood Heights Elementary School Fire Alarm Replacement Project in the amount of \$455,650.00.

Resource Code - 2122-148

Funding Source: General Obligation Bond-Measure B

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Alice Spearman and Noel Gallo
Nay: 0
Recused: 0
Absent: 1 - Jody London
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

[10-0854](#)**Project Budget, Key Code and Project Number - Harriet Tubman CDC Fire Alarm Replacement Project**

Approval by the Board of Education of Resolution 0910-0213 - Authorizing and approving the New Project Budget, Key Code and Project Number for Harriet Tubman CDC Fire Alarm Replacement Project in the amount of \$79,200.00.

Resource Code - 2122-825

Funding Source: General Obligation Bond-Measure B

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Alice Spearman and Noel Gallo
Nay: 0
Recused: 0
Absent: 1 - Jody London
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

[10-0855](#)**Project Budget, Key Code and Project Number - Washington CDC Fire Alarm Replacement Project**

Approval by the Board of Education of Resolution 0910-0222 - Authorizing and approving the New Project Budget, Key Code and Project Number for Washington CDC Fire Alarm Replacement Project in the amount of \$95,700.00.

Resource Code - 2122-839

Funding Source: General Obligation Bond-Measure B

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Alice Spearman and Noel Gallo
Nay: 0
Recused: 0
Absent: 1 - Jody London
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

[10-0909](#)**Professional Service Contract - Cor-O-Van - School Portfolio Management**

Approval by the Board of Education of a Professional Service Contract between District and Cor-O-Van, Dublin, CA, for the latter to provide moving services for schools schedule to close at the end of the 2009-2010 FY for the period 6/1/2010 through 6/30/2010 in an amount not to exceed \$80,000.00.

Resource Code - 956/0520

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Alice Spearman and Noel Gallo
Nay: 0
Recused: 0
Absent: 1 - Jody London
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0



10-0925

Professional Services Agreement - KDI Consulting, Inc. - Lowell Middle School Modernization Project

Approval by the Board of Education of Professional Services Agreement between District and KDI Consulting, Inc., Oakland, CA, for the latter to provide Division of State Architect (DSA) inspection services in conjunction with the Lowell Middle School Modernization Project for the period commencing May 27, 2010 and concluding upon completion of the project, or permanent abandonment of the Project by the District, or May 1, 2012, whichever occurs first in an amount not to exceed \$185,250.00.

Resource Code - 2122-204

Funding Source: Country School Facilities Fund

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Alice Spearman and Noel Gallo
Nay: 0
Recused: 0
Absent: 1 - Jody London
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0



10-0927

Professional Services Agreement - The L and L Group - Division of Facilities, Planning and Management Project

Approval by the Board of Education of Professional Services Agreement between District and The L and L Group, Oakland, CA, for the latter to provide consulting work to initiate, complete and submit grants and to create new methodologies to explore interactive new ways to increase revenues for District 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 Division of Facilities, Planning and Management Project for the period commencing May 27, 2010 and concluding no later than June 30, 2010 in an amount not to exceed \$132,380.00.

Resource Code - 2122-918

Funding Source: General Obligation Bond

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Alice Spearman and Noel Gallo
Nay: 0
Recused: 0
Absent: 1 - Jody London
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0



10-0928

Amendment No. 1 - AE3 Partners - Glenview Lower Yard Paving and Accessible Ramp Project

Approval by the Board of Education of Amendment No. 1 to Professional Services Agreement between District and AE3 Partners, Oakland, CA, for the latter to re-design the trash enclosure, re-design of the underground storm retention system, revision to underground storm drainage design and various other items described herein in conjunction with the Glenview Lower Yard Paving and Accessible Ramp Project in an additional amount not to exceed \$18,972.00, increasing the Agreement from a not to exceed amount of \$40,680.00 to \$59,652.00. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 1414-119

Funding Source: Deferred Maintenance

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Alice Spearman and Noel Gallo
Nay: 0
Recused: 0
Absent: 1 - Jody London

Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

[10-0929](#)

Amendment No. 1 - Golden Associates Landscape - Claremont Middle School Landscaping Project

Approval by the Board of Education of Amendment No. 1 to Professional Services Agreement between District and Golden Associates Landscape, Oakland, CA, for the latter to provide additional design to include a rainwater catchment that requires a structural engineer 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 Claremont Middle School Landscaping Project, in an additional amount not to exceed \$55,478.00, increasing the Agreement from a not to exceed of \$41,019.00 to \$96,497.00, and extending the contract end date from December 31, 2010 to May 1, 2011. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 3535-201

Funding Source: County School Facilities Fund

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Alice Spearman and Noel Gallo
Nay: 0
Recused: 0
Absent: 1 - Jody London
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

[10-0930](#)

Amendment No. 1 - Mobile Modular Management Corporation - Oakland High School Modernization Project

Approval by the Board of Education of Amendment No. 1 to Professional Services Agreement between District and Mobile Modular Management Corporation, Livermore, CA, for the latter to supply and install peepholes for the portable units for interim housing, as required in conjunction with the Oakland High School Modernization Project in an additional amount not to exceed \$509.70, increasing the Agreement from not to exceed amount of \$183,904.00 to \$184,413.70. 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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
 Adv Nay: 0
 Adv Abstain: 0
 Aye: 2 - Alice Spearman and Noel Gallo
 Nay: 0
 Recused: 0
 Absent: 1 - Jody London
 Preferential Aye: 0
 Preferential Abstention: 0
 Preferential Nay: 0



10-0931

Amendment No. 7 - Loving and Campos Architect, Inc. (LCA) - Downtown Educational Complex Project

Approval by the Board of Education of Amendment No. 7 to Professional Services Agreement between District and Loving and Campos Architect, Inc. (LCA), Oakland, CA, for the latter to provide design services for fire sprinkler and fire alarm system for the Auto Shop required by the Fire Department in conjunction with the Downtown Educational Complex Project in an additional amount not to exceed \$31,940.00, increasing the Agreement from a not to exceed amount of \$368,985.57 to \$400,925.57. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 3030-121

Funding Source: State School Building Fund

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
 Adv Nay: 0
 Adv Abstain: 0
 Aye: 2 - Alice Spearman and Noel Gallo
 Nay: 0
 Recused: 0
 Absent: 1 - Jody London
 Preferential Aye: 0
 Preferential Abstention: 0
 Preferential Nay: 0



10-0932

Amendment No. 8 - Loving and Campos Architect, Inc. (LCA) - Downtown Educational Complex Project

Approval by the Board of Education of Amendment No. 8 to Professional Services Agreement between District and Loving and Campos Architect, Inc. (LCA), Oakland, CA, for the latter to provide design and engineering services for the back up Data Center at the Cole Middle School, including services setting up a data logger to verify the power load and working with PG&E to provide additional needed power in conjunction with the Downtown Educational Complex Project in an additional amount not to exceed \$49,370.00, increasing the Agreement from a not to exceed amount of \$400,925.57 to \$450,295.57. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 3030-121**Funding Source: State School Building Fund****Attachments:** [Document\(s\)](#)**This Matter was Recommended Favorably on the Consent Agenda.**

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Alice Spearman and Noel Gallo
Nay: 0
Recused: 0
Absent: 1 - Jody London
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**10-0935****Award of Bid and Construction Contract - Albay Construction Co. - Roosevelt Middle School Roofing Replacement Project**

Approval by the Board of Education of Resolution No. 0910-0146 - Award of Bid and Construction Contract between District and Albay Construction Co., Martinez, CA, for the latter, as the lowest responsive, responsible bidder and rejecting all other bids, if any, to provide the roofing replacement which will include 2,700 square feet over the new health center area, including removal of existing roofing system, insulation, and flashing in conjunction with the Roosevelt Middle School Roofing Replacement Project for the period commencing May 27, 2010, and ending October 23, 2010 in the amount of \$78,000.00.

Resource Code - 2122-212**Funding Source: General Obligation Bond-Measure B****Attachments:** [Document\(s\)](#)**This Matter was Recommended Favorably on the Consent Agenda.**

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Alice Spearman and Noel Gallo
Nay: 0
Recused: 0
Absent: 1 - Jody London
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**10-0936****Award of Bid and Construction Contract - Bay Cities Paving and Grading - McClymonds High School Football Field Replacement Project**

Approval by the Board of Education of Resolution No. 0910-0224 - Award of Bid and Construction Contract between District and Bay Cities Paving and Grading, Oakland, CA, for the latter, as the lowest responsive, responsible bidder and rejecting all other bids, if any, to provide the installation of a new artificial turf field at the existing McClymonds grass football field and various other items described herein in conjunction with the McClymonds High School Football Field Replacement Project for the period commencing May 27, 2010, and ending August 26, 2010 in the amount of \$1,301,000.00.

Resource Code - 3030-303

Funding Source: County School Facilities Fund

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Alice Spearman and Noel Gallo
Nay: 0
Recused: 0
Absent: 1 - Jody London
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0



10-0937

Award of Bid and Construction Contract - Evans Brothers, Inc. - Downtown Educational Complex Project

Approval by the Board of Education of Resolution No. 0910-0144 - Award of Bid and Construction Contract between District and Evans Brothers, Inc., Livermore, CA, for the latter, as the lowest responsive, responsible bidder and rejecting all other bids, if any, to provide temporary gas and electric to Yuk Yau CDC as well as temporary fence and gates including demolition of Portable 16 and soil remediation, rough grading for building pad at Buildings A and B and various other items described herein in conjunction with the Downtown Educational Complex Project for the period commencing May 27, and ending August 26, 2010 in the amount of \$927,000.00.

Resource Code - 2122-121

Funding Source: General Obligation Bond-Measure B

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Alice Spearman and Noel Gallo
Nay: 0
Recused: 0
Absent: 1 - Jody London
Preferential Aye: 0

Preferential Abstention: 0
Preferential Nay: 0

Passed The Committee General Consent Report

A motion was made by Alice Spearman, 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: 2 - Alice Spearman and Noel Gallo
Nay: 0
Recused: 0
Absent: 1 - Jody London
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

F. Unfinished Business



10-0259 Report on the District's Local Vendor Policy

Report from the Chief Financial Officer and the Assistant Superintendent of Facilities Planning and Management, Buildings & Grounds and Custodial Services on the year to date progress of the Local Vendor Policy adopted by the Board of Education on December 17, 2008.

Attachments: [Document\(s\)](#)
[10-0259 - Report On the District's Local Vendor Policy.pptx](#)
[10-0259 - Report On the District's Local Vendor Policy.pdf](#)

Shonda Scott, 360 Total Concepts, provided the committee an update of the District's Local Business Utilization Program. Ms. Scott said her firm monitors the contract compliance for the District's Local Business Program.

Brief Overview of the Local Business Utilization Program:

- *The Board passed the Local Business Utilization Policy in December 2008.*
- *The policy requires a 20% Local Business Utilization on all District contracts.*
- *The policy stimulates the local economy.*

Certification Process

Ms. Scott said to participate in the District's Local/Small Local Business Program firms must be certified by the City of Oakland.

Implementation Process

Ms. Scott said the target areas initially were Measure "B" Funds until implementation was District-wide. In October the monitoring component started to ensure that the firms were doing what they said they would do to get the discount they are adhering to. She said there is a monthly tracking system in place to monitor businesses to see if the business has met the local business requirement.

Target Utilization Goals

Ms. Scott said initially there was a minimum of 20% local participation or the bid would not be awarded unless there was a sole source issue. She said in 2010 the projection was 30% with the ultimate goal one day of 50% participation. She said before policy implementation only six percent went to local businesses. She said as of February 2010 the number is 30%. She said this number should increase contracts recently awarded that are not yet in the system.

The Mentor Protégé Program

She said the District strongly supports this relationship because it helps to build capacity in underutilized service areas.

Program Milestones

- The Local Business Utilization has increased from six percent to over 30%.*
- The District awarded its first Mentor-Protégé Contract.*
- Contract bids below estimates*

Public Comments

Darrel Carey said GKK McCarthy has held the construction management contract with the District for seven years. He said he wants to see people explain to the voters how the District continued to keep this company on board for seven years.

Committee Members Comments

Director Spearman acknowledged the Board for having the courage to adopt this policy. She said she never expected the numbers to be this well. She said there needs to be conversation with the Superintendent regarding the District-wide implementation of the policy.

Discussed

G. New Business



10-0943 Presentation - Measure B (Fund 2122) - Budget to Actual Expenditures, and Cash Projections

Presentation to the Board of Education of the Measure B (Fund 2122) - Budget to Actual Expenditures, and Cash Projections as of May 5, 2010.

Funding Source: General Obligation Bond-Measure B

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

Charles Love, Facilities Department, gave an oral report of Measure "B" expenditures as

of May 5, 2010. Mr. Love reported no new projects were added since the last report. He reported as of May 5th the total expenditures year-to-date was \$37 million. He said the projected savings from the approved project budget continues to be \$392 million. He said the projected savings from the total bond measure of \$435 million continues to be \$43 million. He said the increase from the last report of April 21st as compared to May 5th is \$1.2 million with the majority associated with an increase in the construction phase.

Committee Member Comments

Director Spearman asked why was there a million dollar increase over what was budgeted in the construction column?

Mr. Love said there was an increase in spending, not any project going over budget.

Public Comments

Darryl Carey said moving forward the District has an opportunity to ensure the utilization goals on the construction side.

Discussed

Roll Call (Secretary's Observation)

Jody London present at 4:34 P.M.

Roll Call: Present: Jody London, Alice Spearman and Noel Gallo



10-0945

Professional Services Agreement - GKK McCarthy - Division of Facilities, Planning and Management Project

Approval by the Board of Education of Amendment No. 1 between District and GKK McCarthy, Irvine, CA, for the latter to provide Construction Management and Project Management Services in conjunction with the Division of Facilities, Planning and Management increasing the contract by an additional not to exceed amount of \$3,373,150.00, increasing the previous contract amount from a not to exceed amount of \$3,551,140.00 to \$6,924,290.00 and revising the contract end date (one year) from May 31, 2010 to May 31, 2011.

Resource Code - 2122-918

Funding Source: General Obligation Bond-Measure B

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

Tadashi Nakadegawa, Facilities Director, said this was an amendment to the existing contract for one additional year. Mr. Nakadegawa highlighted three points about the amendment:

- 1. The vendor is carrying forward a five percent discount in the hourly rates the District is being charged for services.*
- 2. The company is utilizing almost 40% of small local resident businesses.*
- 3. The department operates a lean program in terms of the total funds it spends on program management versus construction dollars as compared to any other local school districts.*

Committee Member Comments

Director Spearman said the committee asked for a report back from Mr. White on the feasibility of splitting this contract allowing GKK McCarthy to continue with the construction projects currently in motion and the Facilities department would look into choosing another management firm to look at all new construction projects. She said the committee did not get that report. Director Spearman said she would like to table the item until the committee gets the report from Mr. White so the committee can determine what they really need to do.

Director London said she would be interested in what the report would look like.

Mr. Nakadegawa said the major concern he has with tabling the item it leaves the District out of contract until the Board can act on the contract.

Director London said she believes the Board should have the opportunity to discuss this contract and she said she appreciates the challenge of being out of contract and does not want the District to be out of contract.

Mr. Nakadegawa said the department has been working on a presentation to come up with the best mix of projects to give to a second vendor and how to make a clean and effective roll out of projects.

Director Spearman asked Cate Boskoff, Facilities Legal Counsel, how harmful would it be to the District to wait two weeks for this contract to be voted on by the committee?

Ms. Boskoff said if the contract lapses May 31st there is an entire department dependent upon the services that are handled through this firm. She asked if a short month to month roll over pending their ability to get back to the committee with a reasonable proposal so the District does not run into the problems of going out of contract.

Director Spearman made a motion and Director London seconded the motion directing staff to implement a month to month contract with GKK McCarthy until the committee gets the report from Mr. White and make an informed decision.

Public Comments

Darrel Carey said if the District awards this contract going forward it will be the same old game.

A motion was made by Alice Spearman, seconded by Noel Gallo, that this matter be Recommended Favorably as Amended. The motion carried by the following vote:

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 3 - Jody London, Alice Spearman and Noel Gallo
Nay: 0
Recused: 0
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**10-0946****Presentation - Fremont High School Proposed Campus Improvements**

Presentation to the Board of Education of the Fremont High School Proposed Campus Improvements.

Attachments: [Document\(s\)](#)
[10-0946 - Presentation - Fremont High School Proposed Campus Improvements.pdf](#)
[10-0946 - Fremont High School Proposed Campus Improvements.ppt](#)

Tadashi Nakadegawa made the staff presentation on the transformation of Fremont High School. Mr. Nakadegawa said the transformation will include: The addition of a regulation size football field, replace dilapidated portables and replace the outmoded gym building. He noted that Fremont High School was the only District high school without a regulated size football field. Mr. Nakadegawa said the existing field is not safe to play on and the gym is from the early 1950's.

Based on conceptual information, the initial cost estimates range between \$30 million - \$36 million dollars.

Cons under proposed design 1 and 2 - No running track.

Cons under proposed design 2 - A permit with the City will be needed to close Ygnacio St. and purchase approximately seven residential lots.

Pros under proposed design 1 and 2 - Existing gym and portables in need of updating.

Next Steps - Funding considerations, planning budget approval and commission design efforts to move forward.

Committee Members Comments

Director Spearman said she supports the plan to transform Fremont High School and she likes option three. Option three includes the purchase of one city block which includes the cost of the houses on that block.

Chairperson Gallo said he supports Director Spearman comments about the transformation and he thinks it is long overdue. Chairperson Gallo requested a budget presentation of all three projects at the next meeting.

Discussed

Roll Call (Secretary's Observation)

Jody London absent at 5:46 P.M.

Roll Call: Present: Alice Spearman and Noel Gallo

Absent: Jody London

**10-0947****Presentation: 4th Bore / Caldecott Tunnel Noise and Air Mitigation - Campus Improvements - Chabot Elementary School and Claremont Middle School**

Presentation to the Board of Education of the 4th Bore/Caldecott Tunnel Noise and Air Mitigation Campus Improvement for Chabot Elementary School and Claremont Middle School.

Attachments: [Document\(s\)](#)
[10-0947 - Presentation - 4th Bore - Caldecott Tunnel Noise and Air Mitigation - Chabot School-Claremont Middle School.pdf](#)
[10-0947 - Presentation: 4th Bore / Caldecott Tunnel Noise and Air Mitigation - Campus Improvements - Chabot Elementary School and Claremont Middle School](#)

Mr. Nakadegawa said the District received three million dollars in mitigation funding as part of the 4th Bore settlement. He said two million dollars came from Air Resource Board as a direct grant with up front funding and a final audit at the end of the project. One million came from Cal Fire for Urban Forest program as reimbursements after approval of scope by Cal Fire. He said the Facilities department proposed a split of the funds between the two schools; 20% going to Chabot Elementary School and 80% going to Claremont Middle School. He noted both sites were in consensus with the distribution of funds. The Facilities department has led a community engagement process with Chabot and Claremont 4th Bore Coalition, staff and school community and neighbors. The 4th Bore Coalition insists on no parking and Claremont staff insists on parking as part of the solution.

Claremont parking issues:

- *Teachers and staff receive multiple parking tickets per month. On average each staff member pays \$160 per month in parking fines.*
- *There is a loss of instructional time due to the staff's need to move their vehicles during school hours.*
- *The City policy doesn't currently support parking permits for teachers and staff.*
- *The 4th Bore Coalition and the parent community don't support on-site parking.*

Next Steps: Getting the grant agreement with Cal Fire finalized and direction from the Facilities Committee.

Public Comments

Kenya Crockett, Principal, Claremont Middle School, talked about the daily parking issues the staff faces. She said each month on average staff members pay over \$160 in parking fines. She said it is hardship for the Special Education population. She said in the middle of instruction teachers have to leave the classroom to avoid getting tickets leaving the District out of compliance with the Special Education Department. Ms. Crockett said this problem can be resolved by placing a small parking lot on the campus giving priority parking to teachers who have the most need. Ms. Crockett asked the committee to support the plan which includes a parking lot.

Kevin Taylor, Assistant Principal, Claremont Middle School, said teachers use their preparation period to move their vehicles in an effort not to get a parking ticket. He said their preparation period is the time when the Principal and Assistant Principal meet with teachers to coach them, debriefings and observations. He said because of the parking issue, 20 minutes of this time is lost with teachers moving their vehicles.

Annette Floystrup, Claremont neighbor, said the Birch Court neighbors fully support teachers being allowed to park on the street and support Parking Permits being used to

teachers. She said the Birch Court neighbor's supports whatever it takes to support the teachers at Claremont Middle School.

Ronnie Spitzer, Rockridge Community Planning Council, supports the teachers being able to park on the street.

Kristofer Brekke, Claremont Middle School Parent, said the SSC, DAC, SAC has been working on this issue since January 2009. He said the mitigation funds are for the kids, not for parking issues.

Shelly Fierston, Chabot Elementary Parent, said two weeks ago it was decided that a plan would be submitted that did not include parking. She said she understands you can't retain great teachers if they have nowhere to park. She said there has to be another way besides using air quality money to put parking spaces on a lot.

Committee Member Comments

Director Spearman said because of the cost of housing in Oakland, she said some staff members do not live in the community in which the school is located. Director Spearman recommended the committee to give direction to the Superintendent to have a dedicated staff person work with the Parking Enforcement Department and the Police Chief. She said it should not be an issue if the community supports it.

Chairperson Gallo said for him the issue is very simple. He said it is a directive to the Public Works Department "Do it". Director Gallo said the District has to be supportive of its teachers. He said he would report back in about one week. 52:40

Discussed

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

Darrel Carey said there is about \$70 million that is ready to be spent and it would be wonderful to return all \$70 million back into the local economy.

I. Superintendent of Schools or Designee's Committee Liaison Report

None.

J. Introduction of New Legislative Matter

Fremont High School Transformation - Chairperson Gallo requested a budget presentation of all three projects at the next meeting.

K. Adjournment

Chairperson Gallo adjourned the meeting at 5:58 P.M.

Prepared By: _____

Approved By: _____