

Oakland Unified School District

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Agenda (Long)

Tuesday, March 02, 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that an agenda item or legislative file will be considered out of order, that consideration of an item has been withdrawn, postponed, rescheduled or "pulled" off of the Committee's General Consent Report for separate discussion and possible action.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[10-0392](#)**Minutes - Facilities Committee Meeting - February 17, 2010**

Approval by the Facilities Committee of Its Meeting Minutes of February 17, 2010.

Attachments: [10-0392 - Minutes - Facilities Committee Meeting - February 17, 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.

[10-0156](#)**District Grant - California Department of Education - Early Childhood Education Centers - Facilities Renovation and Repair****OE-10**

Adoption by Board of Education of Resolution No. 0910-0164 - Accepting Grant No. CRPM-9004 from California Department of Education to provide for Facilities Renovation and Repair at the Early Childhood Education Centers for Lockwood CDC, Martin Luther King Jr, CDC, Sante Fe CDC, Webster CDC and Yuk Yau CDC, in the amount of \$250,000.00, for the period July 1, 2009 to June 30, 2012, pursuant to terms and conditions thereof, if any.

Funding Source: California Department of Education

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



10-0238

**Amendment No. 1 - Carolyn Provost - Division of Facilities,
Planning and Management Project**

OE-10

Approval by the Board of Education of Amendment No. 1 to Professional Services Agreement (Legislative File 09-2909, approved October 28, 2009) between District and Carolyn Provost, Richmond, CA, for the latter to provide additional assistance in coordination and monitoring of Civic Center applications; reviewing applications ensuring they are compliant according to the policy and procedures; collect fees, post and prepare reports as needed in conjunction with the Division of Facilities, Planning and Management in an additional amount not to exceed \$4,000.00, increasing the Agreement from a not-to-exceed amount of \$12,000.00 to \$16,000.00, and extending the contract date of October 15, 2009 through December 31, 2009 to February 10, 2010. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 0070-918

Funding Source: Local Civic Services

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



10-0245

**Amendment No. 1 - Professional Service Contract - Vista
Environmental Consulting, LLC - Hazardous Waste
Removal**

OE-10

Ratification by the Board of Education of Amendment No. 1 to Professional Services Contract between District and Vista Environmental Consulting, LLC, for the latter to perform additional hazardous waste pickup, as described in the Scope of Work, from the Corporate Facilities Yard, 900 High Street, Oakland, CA, for an additional amount not to exceed \$2,975.00, increasing the not to exceed amount of contract from \$25,734.00 to \$28,709.00, for the period November 23, 2009 through June 30, 2010. All other terms and conditions of the Contract remain in full force and effect.

Resource Code - 0000

Funding Source: Fund 01 Safety Hazardous

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

[10-0280](#)**Educational Organization Contract--Dunsmuir House and Gardens, Inc - Skyline High School - Facilities Rental**

OE-10

Ratification by the Board of Education of an Educational Organization Contract between District and the Dunsmuir House and Gardens, Inc., Oakland, CA, for the latter to provide rental of facility - Pavilion Room, 100 banquet chairs, 10 round tables, 6-8 Ft. table, for the Skyline High School Winter Ball on January 23, 2010 from 5:00 P.M. to 12:00 A.M. at a cost not to exceed \$3,500.00.

Resource Code - NONE-306

Funding Source: All Student Body Funds

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

[10-0293](#)**Change/Correction - Project Budget Code - Claremont Landscaping Project**

OE-10

Approval by the Board of Education of Resolution No. 0910-0134 - Changing/Correcting the Project Budget Code (i.e., Funding Source) from County School Facilities Fund to State School Building Fund for the \$800,000.00 Claremont Landscaping Project (originally approved as Legislative File No. 09-3258, December 16, 2009), with all other terms and conditions of the original approval (i.e., Key Code, Project Number) remaining in full force and effect.

Resource Code - 3030-201

Funding Source: State School Building Fund

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

[10-0319](#)**Professional Service Contract - ACC Environmental Consultants - Stonehurst Restroom Modernization Project**

OE-10

Approval by the Board of Education of Professional Service Contract between District and ACC Environmental Consultants, Oakland, CA, for the latter to provide project planning, specifications, project management and air monitoring services for the removal of asbestos containing building materials, as described in the Scope of Work, incorporated herein 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 Stonehurst Restroom Modernization Project for the period commencing March 11, 2010 and concluding no later than February 28, 2011 in an amount not to exceed \$12,840.00.

Resource Code - 2122-155

Funding Source: General Obligation Bond-Measure B

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

**10-0320****Professional Service Contract - Comtel Systems Technology, Inc. - Prescott Elementary School Modernization Project****OE-10**

Approval by the Board of Education of Professional Service Contract between District and Comtel Systems Technology, Inc., Sunnyvale, CA, for the latter to provide a new Rauland Telecenter Vi system to directly replace the existing electronics, as described in the Scope of Work, incorporated herein 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 Prescott Elementary School Modernization Project for the period commencing March 15, 2010 and concluding no later than December 31, 2011 in an amount not to exceed \$51,753.00.

Resource Code - 2122-147**Funding Source: General Obligation Bond-Measure B****Attachments:** [Document\(s\)](#)**10-0321****Professional Service Contract - KEMA Services, Inc. - Montclair New Classroom Building Project****OE-10**

Approval by the Board of Education of Professional Service Contract between District and KEMA Services, Inc., Oakland, CA, for the latter to provide commissioning for the entire project including electrical, mechanical and plumbing, as described in the Scope of Work, incorporated herein 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 Montclair New Classroom Building Project for the period commencing March 11, 2010 and concluding no later than August 20, 2012 in an amount not to exceed \$48,000.00.

Resource Code - 2122-143**Funding Source: General Obligation Bond-Measure B****Attachments:** [Document\(s\)](#)**10-0324****Professional Service Contract - Sandis - Stonehurst CDC Building Replacement Project****OE-10**

Approval by the Board of Education of Professional Service Contract between District and Sandis, Oakland, CA, for the latter to provide comprehensive surveying services for the Stonehurst CDC campus, as described in the Scope of Work, incorporated herein by reference, with services including preparation of topographic and boundary surveys, utility locating and mapping based upon available agency records, field location and mechanical detection, and preparation of a title report, in conjunction with the Stonehurst CDC Building Replacement Project for the period commencing March 11, 2010 and concluding no later than February 24, 2011 in an amount not to exceed \$16,800.00.

Resource Code - 2122-155

Funding Source: General Obligation Bond-Measure B

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



10-0325

Professional Service Contract - Simplex Grinnell - Jefferson Elementary School Modernization Project

OE-10

Approval by the Board of Education of Professional Service Contract 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; and termination/trimming of devices in conjunction with the Jefferson Elementary School Modernization Project for the period commencing May 14, 2010 and concluding no later than May 12, 2012 in an amount not to exceed \$21,600.00.

Resource Code - 2122-128

Funding Source: General Obligation Bond-Measure B

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



10-0326

Amendment No. 5 - Professional Services Agreement - Gelfand/RNP - Cox Elementary School Modernization Project

OE-10

Approval by the Board of Education of Amendment No. 5 to Professional Services Agreement between District and Gelfand/RNP, San Francisco, CA, for the latter to provide, but is not limited to, design services for adding a Tankless Water Heater, Electronically Controlled Actuator Valves, Demo of existing connection, domestic hot water calculations, and incorporating DMS System, due to a District requested change, in conjunction with the Cox Elementary School Modernization Project, in an additional amount not to exceed \$1,606.00, increasing the Agreement from a not to exceed amount of \$533,084.00 to \$534,690.00. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-110

Funding Source: General Obligation Bond-Measure B**Attachments:** [Document\(s\)](#)**10-0328****Amendment No. 1 - KDI Consultants, Inc. - Montclair
Interim Housing Project****OE-10**

Approval by the Board of Education of Amendment No. 1 to Professional Services Agreement between District and KDI Consultants, Inc., Oakland, CA, for the latter to provide additional Division of State Architect (DSA) Inspections in conjunction with the Montclair Interim Housing Project in an additional amount not to exceed \$9,000.00, increasing the Agreement from a not to exceed amount of \$27,000.00 to \$36,000.00, and extending the end date from August 30, 2009 to October 30, 2010. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-143**Funding Source: General Obligation Bond-Measure B****Attachments:** [Document\(s\)](#)**10-0329****Amendment No. 2 - Michael Willis & Associates - Calvin
Simmons Health Center Project****OE-10**

Approval by the Board of Education of Amendment No. 2 to Professional Services Agreement between District and Michael Willis & Associates, Oakland, CA, for the latter to provide water service fire-flow information from EBMUD and calculations requested by the Division of State Architect (DSA) Fire Life Safety plan review in conjunction with the Calvin Simmons Health Center Project in an additional amount not to exceed \$1,800.00, increasing the not to exceed amount of the Agreement from \$94,227.00 to \$96,027.00. 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\(s\)](#)**F. Unfinished Business****09-2949****Board Policy - Business Services and Non-Instructional
Operations - BP (NTBD) - Vegetation Policy****OE-10**

Approval by the Board of Education of Board Policy - Business Services and Non-Instructional Operations - BP (NTBD) - Vegetation Policy.

Funding Source: Deferred Maintenance

Attachments: [Document\(s\)](#)
[09-2949 - Board Policy - Business Services and Non-Instructional Operations - BP \(NTBD\) - Vegetation Policy.pdf](#)

Legislative History

10/20/2009	Facilities Committee	Discussed	
12/8/2009	Facilities Committee	Discussed	
1/5/2010	Facilities Committee	Tabled to a Date	
		Certain	

10-0259

Report on the District's Local Vendor Policy

OE-10

Report from 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.

Legislative History

2/17/2010	Facilities Committee	Discussed	
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10-0178

Momerandum of Understanding - District and Spanish Speaking Unity Council - Cesar Chavez Education Center

OE-10

Approval by Board of Education of Memorandum of Understanding ("MOU") between the District and the Spanish Speaking Unity Council, for the latter's scheduling and use of fields, gymnasium and other facilities, pursuant to terms and conditions specified the MOU, for the academic year 2009-2010 at the Cesar Chavez Education Center.

Attachments: [10-0178 - Memorandum of Understanding - District and Spanish Speaking Unity Council - Cesar Chavez Education Center.pdf](#)
[Document\(s\)](#)

Legislative History

2/2/2010	Facilities Committee	Discussed	
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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	

G. New Business

10-0409 Report on the District's Project Labor Agreement

Report from the Assistant Superintendent of Facilities Planning and Management Buildings & Grounds and Custodial Services on the year to date progress of the Project Labor Agreement adopted by the Board of Education on May 29, 2002.

H. Report of the Assistant Superintendent for Facilities Planning and Management, Buildings & Grounds and Custodial Services

This is an oral report to the public by the Assistant Superintendent, Facilities Planning and Management, Buildings and Ground and Custodial Services of any information that he/she wished to share regarding his/her past, present or future personal or official activities.



10-0393 2009-2010 Measure "B" Expenditure Report

Presentation of 2009/2010 Measure B Expenditure Report as of February 18, 2010.

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

I. 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.

J. Adjournment