

Oakland Unified School District

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Agenda (Long)

Tuesday, February 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that an agenda item or legislative file will be considered out of order, that consideration of an item has been withdrawn, postponed, rescheduled or "pulled" off of the Committee's General Consent Report for separate discussion and possible action.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[10-0166](#)**Minutes - Facilities Committee Meeting - January 20, 2010****OE-05**

Approval by the Facilities Committee of Its Meeting Minutes of January 20, 2010.

Attachments: [10-0166 - Minutes - Facilities Committee Meeting - January 20, 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.

[10-0045](#)**Amendment No. 2 - Professional Services Agreement - RPR
Architects - Life Academy Roof Replacement Project****OE-10**

Approval by the Board of Education of Amendment No. 2 to Professional Services Agreement between District and RPR Architects, Oakland, CA, for the latter to provide site visits and meeting with engineer prior to construction, review of bid documents and pre-bid and pre-construction meeting, due to a District requested change, whereas the project was re-bid three months later and corrections were made to the plans and specifications in conjunction with the Life Academy Roof Replacement Project in an additional amount not to exceed \$2,775.00, increasing the Agreement from \$29,085.00 to a not-to-exceed amount of \$31,860.00, and extending the contract end date from December 31, 2009 to June 1, 2010. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 1414-335

Funding Source: General Obligation Bond-Measure B

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



10-0085

**Professional Services Agreement - Byrens Associates -
Skyline High School New School Clinic Project**

OE-10

Approval by the Board of Education of Professional Services Agreement between District and Byrens Associates, Oakland, CA, for the latter to provide professional architectural and engineering services, including architectural design services, mechanical, plumbing, electrical, and fire alarm, for the renovation of an existing space approximately 1,000 to 2,000 square feet, described herein, in conjunction with the Skyline High School New School Clinic Project for the period commencing February 3, 2010 and concluding upon completion of the desired services described herein, but no later than December 31, 2011 in an amount not to exceed \$64,400.00.

Resource Code - 2122-306

Funding Source: General Obligation Bond-Measure B

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



10-0086

**Professional Services Agreement - Byrens Associates -
Elmhurst Middle School New School Clinic Project**

OE-10

Approval by the Board of Education of Professional Services Agreement between District and Byrens Associates, Oakland, CA, for the latter to provide professional architectural and engineering services, including architectural design, mechanical, plumbing, electrical, and fire alarm services, for the renovation of an existing space approximately 1,000 to 2,000 square feet, described herein, in conjunction with the Elmhurst Middle School Clinic Project for the period commencing February 3, 2010 and concluding upon completion of the desired services described herein, but no later than August 31, 2011 in an amount not to exceed \$64,400.00.

Resource Code - 2122-202

Funding Source: General Obligation Bond-Measure B**Attachments:** [Document\(s\)](#)**10-0087****Professional Services Agreement - Byrens Associates - Havenscourt Middle School Health Center Project****OE-10**

Approval by the Board of Education of Professional Services Agreement between District and Byrens Associates, Oakland, CA, for the latter to provide professional architectural and engineering services, including architectural, structural, mechanical, electrical, and fire alarm consultants, for the renovation of an existing space of approximately 2,500 square feet, described herein, in conjunction with the Havenscourt Middle School Health Center Project for the period commencing February 3, 2010 and concluding upon completion of the desired services described herein, but no later than August 31, 2011 in an amount not to exceed \$117,400.00.

Resource Code - 2122-207**Funding Source: General Obligation Bond-Measure B****Attachments:** [Document\(s\)](#)**10-0088****Professional Services Facilities Contract - Professional Service Industries, Inc. - Montclair New Classroom Building Project****OE-10**

Approval by the Board of Education of Professional Services Facilities Contract between District and Professional Service Industries, Inc., Oakland, CA, for the latter to provide geotechnical review of existing reports of the site to determine what will be required to quote what is required for the geotechnical study for the proposed new two-story building, with the attached proposal incorporated into this contract by reference as though fully set forth to the extent that it is subordinate to and not inconsistent with the contract terms herein, in conjunction with the Montclair Elementary School New Classroom Building Project for the period commencing February 3, 2010 and concluding no later than November 24, 2010 in an amount not to exceed \$2,500.00.

Resource Code - 2122-143**Funding Source: General Obligation Bond-Measure B****Attachments:** [Document\(s\)](#)**10-0089****Professional Services Facilities Contract - Terra Realty Advisors - Downtown Education Complex Project****OE-10**

Approval by the Board of Education of Professional Services Facilities Contract between District and Terra Realty Advisors, Fairfield, CA, for the latter to represent and provide advice to the District, in connection with real estate needs for the Downtown Project, located at E. 10th Street @ 2nd Avenue and to assist the District in the state regulatory approval process, including CEQA, CDE, DTSC and City of Oakland matters, with the attached proposal incorporated into this contract by reference as though fully set forth to the extent that it is subordinate to and not inconsistent with the contract terms herein, in conjunction with the Downtown Education Complex Project for the period commencing February 3, 2010 and concluding no later than December 30, 2010 in an amount not to exceed \$20,000.00.

Resource Code - 2525-121

Funding Source: Developer Fees

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



10-0099

**Project Budget, Key Code and Project Number - Webster
CDC Replacement Project**

OE-10

Approval by the Board of Education of Resolution 0910-0133 - Authorizing and approving the New Project Budget, Key Code and Project Number for Webster CDC Replacement Project in the amount of \$2,707,500.00

Resource Code - 2122-842

Funding Source: General Obligation Bond-Measure B

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



10-0110

**Professional Services Facilities Contract - Comtel Systems
Technology, Inc. - Urban Promise Multi-Purpose Building
Project**

OE-10

Approval by the Board of Education of Professional Services Facilities 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 system electronics, with the system tied into and directly working with the existing cable, clocks, phones and modified speakers; with new rack installed at the existing head-end location and tied into the existing cables; with five (5) new administrative Voice Over Internet Protocol (VOIP) telephones included; with twelve (12) interior speaker elements for Multi-purpose building and two (2) exterior speaker elements to accommodate the new devices, head-end connection and assist with testing of the new devices once connected and programmed, in conjunction with the Urban Promise Multi-Purpose Building Project for the period commencing February 3, 2010 and concluding no later than November 1, 2010 in an amount not to exceed \$53,057.00.

Resource Code - 2122-236

Funding Source: General Obligation Bond-Measure B**Attachments:** [Document\(s\)](#)**10-0111****Professional Services Facilities Contract - Professional Services Industries, Inc. - Arroyo Viejo CDC Building Replacement Project****OE-10**

Approval by the Board of Education of Professional Services Facilities Contract between District and Professional Services Industries, Inc., Oakland, CA, for the latter to provide Geotechnical Engineering Services to include advancing two (2) soil test borings, one drilled to 20 feet, the second to 50-feet below existing grade or auger refusal; coordinate with USA a minimum of two working days prior to drilling; provide a subcontract utility location service to verify no private underground utilities at boring locations; back fill boring with cement grout after completion of drilling; remove and properly dispose of spoils placed in 55-gal drums and provide a letter documenting the disposal with a copy of the waste disposal manifest and Perform a Detailed Liquefaction Study, in conjunction with the Arroyo Viejo CDC Building Replacement Project for the period commencing February 3, 2010 and concluding no later than December 31, 2011 in an amount not to exceed \$11,300.00.

Resource Code - 2122-802**Funding Source: General Obligation Bond-Measure B****Attachments:** [Document\(s\)](#)**10-0112****Professional Services Facilities Contract - Professional Services Industries, Inc. - Havenscourt New Classroom and Cafeteria Building Project****OE-10**

Approval by the Board of Education of Professional Services Facilities Contract between District and Professional Services Industries, Inc., Oakland, CA, for the latter to provide geotechnical services as follows: drill two (2) test borings 20 feet below grade, drill one (1) test boring 50 feet below grade, test and analyze soils samples, remove excess soil, grout all borings, and submit a geotechnical report and geo-hazards study stamped by a professional engineer to document test results and analysis, in conjunction with the Havenscourt New Classroom and Cafeteria Building Project for the period commencing February 3, 2010 and concluding no later than December 1, 2010 in an amount not to exceed \$8,980.00.

Resource Code - 2122-207**Funding Source: General Obligation Bond-Measure B****Attachments:** [Document\(s\)](#)

**10-0119****Professional Services - Schirmer Engineering - District-wide Fire Alarm Project****OE-10**

Approval by the Board of Education of Professional Services between District and Schirmer Engineering, Concord, CA, for the latter to provide Designing of Fire Alarm Systems, review of fire alarm designs by other fire alarm consultants, advising the District as to fire alarm requirements in District schools and participating in fire alarm test, with the attached proposal incorporated into this contract by reference as though fully set forth to the extent that it is subordinate to and not inconsistent with the contract terms herein, in conjunction with the District-wide Fire Alarm Project for the period commencing February 3, 2010 and concluding no later than January 12, 2013 in an amount not to exceed \$150,000.00.

Resource Code - 2525-918**Funding Source: Developer Fees****Attachments:** [Document\(s\)](#)**10-0123****Amendment No. 1, Professional Services Agreement - Thompson, Cobb, Bazilio and Associates with Grant and Smith LLP - Measure B Fiscal and Performance Audit****OE-10**

Approval by the Board of Education of Amendment No. 1 to Professional Services Contract between District and Thompson, Cobb, Bazilio and Associates with Grant and Smith LLP, Torrance, CA, revising the audit period approved in the original contract from Fiscal Year 2007-2008 to Fiscal Year 2008-2009, due to error, in conjunction with the Fiscal and Performance Audit of Measure B Bond Fund Expenditures (Legislative File 09-3403, approved by Board, January 13, 2010). All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-918**Funding Source: General Obligation Bond****Attachments:** [Document\(s\)](#)**10-0128****Professional Services Facilities Contract - SANDIS - Arroyo Viejo CDC Replacement Project****OE-10**

Approval by the Board of Education of Professional Services Facilities Contract between District and SANDIS, Oakland, CA, for the latter to provide Topographic Surveying Services to include locating subsurface structures and underground utilities, invert information of storm and sanitary sewers; contours to be shown at one (1) foot intervals or appropriate clearly define the slopes; spot elevations to be shown to an accuracy of 0.01' (one hundredth) of a foot; boundary Survey to include a field resolved boundary survey showing all found monuments and property corners; property lines to be annotated with bearings, distances and curve data; easements listed in the title report of subject property to be shown and labeled, with the attached proposal incorporated into this contract by reference as though fully set forth to the extent that it is subordinate to and not inconsistent with the contract terms herein, in conjunction with the Arroyo Viejo CDC Replacement Project for the period commencing February 3, 2010 and concluding no later than December 31, 2011 in an amount not to exceed \$10,350.00.

Resource Code - 2122-802

Funding Source: General Obligation Bond-Measure B

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



10-0130

**Professional Services Facilities Contract - SANDIS - Laurel
CDC Building Replacement Project**

OE-10

Approval by the Board of Education of Professional Services Facilities Contract between District and SANDIS, Oakland, CA, for the latter to provide boundary and topographic survey of the Laurel Site for the area shown in the attached map; surveys to include the location of utility vaults, manholes, catch basins, and invert information of storm and sanitary sewer; underground utilities to be shown based on agency records, with mechanical detection of utilities specifically excluded, in conjunction with the Laurel CDC Building Replacement Project for the period commencing February 2, 2010 and concluding no later than December 31, 2011 in an amount not to exceed \$19,100.00.

Resource Code - 2122-820

Funding Source: General Obligation Bond-Measure B

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



10-0133

**Change Order No. 2 - Albay Construction Co. - Bret Harte
Middle School Modernization Project**

OE-10

Approval by the Board of Education of Change Order No. 2 to Construction Contract with Albay Construction Co., Martinez , CA, for the latter to add new flooring to Classrooms #218 and 220 - Not in original scope; RFI No. 039, Building B second floor, extensive preparation - seal with primer (Vitex) of existing gypcrete seal with primer (Vitex) and to patch and smooth and cover old adhesive on gypcrete with an Ardex type material and various other items described herein in conjunction with the Bret Harte Middle School Modernization Project in the additional amount of \$92,131.00, increasing the Agreement from \$4,249,071.00 to \$4,341,202.00. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-206

Funding Source: General Obligation Bond-Measure B

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



10-0134

**Professional Services Facilities Contract - Sandis -
Montclair Elementary School New Classroom Building
Project**

OE-10

Approval by the Board of Education of Professional Services Facilities Contract between District and Sandis, Oakland, CA, for the latter to provide boundary and topographic survey for the Montclair Elementary School site to support the proposed improvements, with the attached proposal incorporated into this contract by reference as though fully set forth to the extent that it is subordinate to and not inconsistent with the contract terms herein, in conjunction with the Montclair Elementary School New Classroom Building Project for the period commencing February 2, 2010 and concluding no later than August 19, 2011 in an amount not to exceed \$34,900.00.

Resource Code - 2122-143

Funding Source: General Obligation Bond-Measure B

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



10-0135

**Professional Services Facilities Contract - ACC
Environmental - Arroyo Viejo CDC Replacement Project**

OE-10

Approval by the Board of Education of Professional Services Facilities Contract between District and ACC Environmental, Oakland, CA, for the latter to provide project planning and estimating services during the preliminary design phase; provide project specifications for the demolition and removal of asbestos and lead containing materials from the areas described in the plans and specifications for the site; provide asbestos and lead removal project management and air monitoring services during the removal/demolition work, with the attached proposal incorporated into this contract by reference as though fully set forth to the extent that it is subordinate to and not inconsistent with the contract terms herein, in conjunction with the Arroyo Viejo CDC Replacement Project for the period commencing February 18, 2010 and concluding no later than December 31, 2011 in an amount not to exceed \$16,340.00.

Resource Code - 2122-802

Funding Source: General Obligation Bond-Measure B

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



10-0136

**Professional Services Agreement - Consolidated
Engineering Laboratories - Jefferson Elementary School
Portable Replacement Project**

OE-10

Approval by the Board of Education of Professional Services Agreement between District and Consolidated Engineering Laboratories, San Ramon, CA, for the latter to provide geotechnical, material and construction inspection testing, with the attached proposal incorporated into this contract by reference as though fully set forth to the extent that it is subordinate to and not inconsistent with the contract terms herein, in conjunction with the Jefferson Elementary School Portable Replacement Project, for the period February 11, 2010 through August 19, 2012, in an amount not to exceed \$112,606.36.

Resource Code - 2122-128

Funding Source: General Obligation Bond-Measure B

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

F. Unfinished Business

None

G. New Business

[10-0113](#)

**School Portfolio Management Recommendation - Tilden
Relocation Plan**

OE-11

Adoption by the Board of Education of Resolution No. 0910-0151 - School Portfolio Management Recommendations - Tilden Relocation Plan.

Presented to the Teaching and Learning Committee for Academic Program Plan review.

Presented to the Facilities Committee for Facilities (Plant) Plan review.

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

[10-0113 Scool Portfolio Management Recommendation - Tilden Relocation Plan.ppt](#)

[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\(s\)](#)

[10-0178](#)

**Proospective MOU - Districdt and Spanish Speaking Unity
Council - Cezar Chavez Education Center**

OE-10

Discussion of a prospective 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.

[10-0181](#)

Facilities Committee Proposed Master Plan Work Plan

OE-10

Discussion by the Facilities Committee of a Proposed Facilities Master Plan Work Plan.

H. Report of the Assistant Superintendent, Facilities Planning and Management

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

**10-0176****2009-2010 Measure "B" Expenditure Report****OE-10**

Presentation of 2009/2010 Measure B Expenditure Report as of January 19, 2010.

Attachments: [Document\(s\)](#)
[10-0176 - Measure B Expenditure Report.pdf](#)

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. 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