

Oakland Unified School District

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Agenda (Long)

Wednesday, June 02, 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**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that an agenda item or legislative file will be considered out of order, that consideration of an item has been withdrawn, postponed, rescheduled or "pulled" off of the Committee's General Consent Report for separate discussion and possible action.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[10-1443](#)**Minutes - Facilities Committee - May 18, 2010****OE-05**

Approval by Facilities Committee of Its Minutes of May 18, 2010.

Attachments: [10-1443 - Minutes - Facilities Committee - May 18, 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.

[10-1177](#)**Award of Bid and Construction Contract - Angotti & Reilly, Inc. - Stonehurst Elementary School Restroom Modernization Project****OE-10**

Approval by the Board of Education of Resolution No. 0910-0258 - Award of Bid and Construction Contract between District and Angotti & Reilly, Inc., San Francisco, CA, for the latter, as the lowest responsive, responsible bidder and rejecting all other bids, if any, to renovate six interior and two exterior restrooms, in conjunction with the Stonehurst Elementary School Restroom Modernization Project, for the period commencing June 21, 2010 and ending August 20, 2010, in the amount of \$459,950.00.

Resource Code - 2122-155

Funding Source: General Obligation Bond-Measure B

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



10-1178

**Award of Bid and Construction Contract - Bay
Construction Company - Edna Brewer Middle School
Restroom Plumbing Renovation Project**

OE-10

Approval by the Board of Education of Resolution No. 0910-0227 - Award of Bid and Construction Contract between District and Bay Construction Company, Oakland, CA, for the latter, as the lowest responsive, responsible bidder and rejecting all other bids, if any, to provide modernization of the boy's and girl's restrooms at Gymnasium Building D, complete demolition of one (1) boy's restroom and one (1) girl's restroom, both restrooms to include installation of new plumbing, exhaust fans, lighting, painting terrazzo floors and various other items described herein, in conjunction with the Edna Brewer Middle School Restroom Plumbing Renovation Project, for the period commencing June 23, 2010 and ending August 22, 2010, in the amount of \$393,000.00.

Resource Code - 1414-210

Funding Source: Deferred Maintenance

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



10-1179

**Award of Bid and Construction Contract - Bay
Construction Company - Various School Sites Project**

OE-10

Approval by the Board of Education of Resolution No. 0910-0228 - Award of Bid and Construction Contract between District and Bay Construction Company, Oakland, CA, for the latter, as the lowest responsive, responsible bidder and rejecting all other bids, if any, to provide repairs and replacement of playground Play Structures and matting at fifteen (15) school sites in conjunction with the Playground Playstructures Improvement Project, for the period commencing June 28, 2010 and ending October 25, 2010, in the amount of \$703,000.00.

Resource Code - 2122-918

Funding Source: Deferred Maintenance

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

**10-1180****Project Budget, Key Code and Project Number - Measure B****OE-10****Funding of all Staff Positions**

Approval by the Board of Education of Resolution 0910-0226 - 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.

Resource Code - 2122-918**Funding Source: General Obligation Bond-Measure B****Attachments:** [Document\(s\)](#)**10-1181****Project Budget, Key Code and Project Number - Measure B****OE-10****Funding Department Consultants**

Approval by the Board of Education of Resolution 0910-0226 - 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 \$5,500,000.00.

Resource Code - 2122-918**Funding Source: General Obligation Bond-Measure B****Attachments:** [Document\(s\)](#)**10-1191****Award of Bid and Construction Contract - Redgwick****OE-10****Construction - Roosevelt Middle School Paving****Replacement Project**

Approval by the Board of Education of Resolution No. 0910-0260 - Award of Bid and Construction Contract between District and Redgwick Construction, Newark, CA, for the latter, as the lowest responsive, responsible bidder and rejecting all other bids, if any, to provide renovation of the existing asphalt play area: adjust utility structures to grade, install playground equipment to include: striping, full basketball courts, half basketball courts and various other items described herein, in conjunction with the Roosevelt Middle School Paving Replacement Project, for the period commencing June 14, 2010 and ending July 29, 2010, in the amount of \$264,800.00.

Resource Code - 1414-129**Funding Source: Deferred Maintenance****Attachments:** [Document\(s\)](#)**10-1194****Professional Services Facilities Contract - KDI Consultants -
Lowell Middle School Modernization Project****OE-10**

Approval by the Board of Education of Professional Services Facilities Contract between District and KDI Consultants, 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 June 10, 2010 and concluding upon completion of the project, or permanent abandonment of the Project by the District, or October 1, 2010, whichever occurs first, in an amount not to exceed \$49,970.00.

Resource Code - 2122-204

Funding Source: General Obligation Bond-Measure B

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



10-1195

**Professional Services Facilities Contract - KDI Consultants -
Laurel Fire Alarm Project**

OE-10

Approval by the Board of Education of Professional Services Facilities Contract between District and KDI Consultants, Oakland, CA, for the latter to provide Division of State Architect (DSA) inspection services, in conjunction with the Laurel Fire Alarm Project, for the period commencing June 10, 2010 and concluding upon completion of the project, or permanent abandonment of the Project by the District, or December 31, 2011, whichever occurs first, in an amount not to exceed \$6,460.00.

Resource Code - 2122-131

Funding Source: General Obligation Bond-Measure B

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



10-1196

**Professional Services Facilities Contract - KDI Consultants -
Claremont Restroom Plumbing Renovation Project**

OE-10

Approval by the Board of Education of Professional Services Facilities Contract between District and KDI Consultants, Oakland, CA, for the latter to provide Division of State Architect (DSA) inspection services in conjunction with the Claremont Restroom Plumbing Renovation Project, for the period commencing June 10, 2010 and concluding upon completion of the project, or permanent abandonment of the Project by the District, or February 1, 2011, whichever occurs first in an amount not to exceed \$9,500.00.

Resource Code - 1414-201

Funding Source: Deferred Maintenance

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



10-1197

**Professional Services Facilities Contract - Sensible
Environmental Solutions - Lowell Middle School
Modernization Project**

OE-10

Approval by the Board of Education of Professional Services Facilities Contract between District and Sensible Environmental Solutions, Oakland, CA, for the latter to provide hazardous materials abatement design services to support the Lowell Middle School Modernization Project, including hazardous materials pre-design inspection and various other items described herein, in conjunction with the Lowell Middle School Modernization Project, for the period commencing June 10, 2010 and concluding no later than December 1, 2010, in an amount not to exceed \$10,391.00.

Resource Code - 2122-204

Funding Source: General Obligation Bond-Measure B

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



10-1198

Professional Services Agreement - Loving & Campos Architects, Inc. (LCA) - Life Academy Renovation/Seismic Retrofit Project

OE-10

Approval by the Board of Education of Professional Services Agreement between District and Loving & Campos Architects, Inc. (LCA), Oakland, CA, for the latter to provide architectural and engineering services - provide structural criteria processing for a non-conforming building, design services and document preparation for agency processing, bidding, construction administration - for Life Academy Renovation/Seismic Retrofit Project, for the period commencing June 10, 2010 and concluding no later than December 31, 2012, in an amount not to exceed \$1,581,100.00.

Resource Code - 2122-335

Funding Source: General Obligation Bond-Measure B

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



10-1200

Professional Services Facilities Contract - Anthony Ogbeide Associates, Inc. - Various District Wide Playstructure Inspections Project

OE-10

Approval by the Board of Education of Professional Services Facilities Contract between District and Anthony Ogbeide Associates, Inc., Oakland, CA, for the latter to provide Division of State Architect (DSA) inspection services, in conjunction with the Various District Wide Playstructure Inspections Project, for the period commencing June 15, 2010 and concluding upon completion of the project, or permanent abandonment of the Project by the District, or June 30, 2011, whichever occurs first, in an amount not to exceed \$29,250.00.

Resource Code - 2122-918

Funding Source: General Obligation Bond-Measure B

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

**10-1202****Professional Services Facilities Contract - Anthony Ogbeide Associates, Inc. - Montera Middle School Modernization Project****OE-10**

Approval by the Board of Education of Professional Services Facilities Contract between District and Anthony Ogbeide Associates, Inc., Oakland, CA, for the latter to provide Division of State Architect (DSA) inspection services, in conjunction with the Montera Middle School Modernization Project, for the period commencing June 10, 2010 and concluding upon completion of the project, or permanent abandonment of the Project by the District, or January 26, 2012, whichever occurs first, in an amount not to exceed \$143,550.00.

Resource Code - 2122-211**Funding Source: General Obligation Bond-Measure B****Attachments:** [Document\(s\)](#)**10-1203****Professional Services Facilities Contract - Sensible Environmental Solutions - Claremont Middle School Restroom Plumbing Renovation Project****OE-10**

Approval by the Board of Education of Professional Services Facilities Contract between District and Sensible Environmental Solutions, Oakland, CA, for the latter to provide hazardous materials abatement design services to support the Claremont Plumbing Renovation, including hazardous materials pre-design inspection, development of hazmat abatement documents, bidding services, pre-construction submittal review, inspection and abatement monitoring and project close-out in conjunction with the Claremont Middle School Restroom Plumbing Renovation Project, for the period commencing June 10, 2010 and concluding no later than December 1, 2010, in an amount not to exceed \$14,340.00.

Resource Code - 2122-201**Funding Source: General Obligation Bond-Measure B****Attachments:** [Document\(s\)](#)**10-1204****Professional Services Facilities Contract - Bridges Consultant - District-wide PLA and Moving Project****OE-10**

Approval by the Board of Education of Professional Services Facilities Contract between District and Bridges Consultant, Oakland, CA, for the latter to administer the Labor Compliance Program abiding by the State of California requirement for Assembly Bill 1506 and to execute and manage all moves for the District, pursuant to the attached proposal which is incorporated into the contract to the extent that it is subordinate to and not inconsistent with the contract terms, in conjunction with the District-wide PLA and Moving Project, for the period commencing July 1, 2010 and concluding no later than June 30, 2011, in an amount not to exceed \$93,000.00.

Resource Code - 2122-918

Funding Source: General Obligation Bond-Measure A

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



10-1205

Professional Services Facilities Contract - American Consulting Engineer Electrical, Inc. - Whittier Elementary School Modernization Project

OE-10

Approval by the Board of Education of Professional Services Facilities Contract between District and American Consulting Engineer Electrical, Inc., Santa Clara, CA, for the latter to provide scope of work for the additional work to complete the closeout, additional services that include Main Distribution Frame (MDF) design, kitchen renovation, computer room design and completion of Division of State Architect (DSA) documents, in conjunction with the Whittier Elementary School Modernization Project, for the period commencing June 10, 2010 and concluding no later than August 31, 2010, in an amount not to exceed \$10,890.38.

Resource Code - 2122-163

Funding Source: General Obligation Bond-Measure B

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



10-1206

Professional Services Facilities Contract - Oakley & Oakley Architects - Webster Academy CDC Replacement Building Project

OE-10

Approval by the Board of Education of Professional Services Facilities Contract between District and Oakley & Oakley Architects, Oakland, CA, for the latter to provide design services for interim housing - consisting of two triple wide portable buildings that will be set on the site to house the CDC during construction - in conjunction with the Webster Academy CDC Replacement Building Project, with the attached proposal incorporated into the contract to the extent that it is subordinate to and not inconsistent with the contract terms, for the period commencing June 10, 2010 and concluding no later than December 31, 2012, in an amount not to exceed \$51,000.00.

Resource Code - 2122-842

Funding Source: General Obligation Bond-Measure B**Attachments:** [Document\(s\)](#)**10-1209****Amendment No. 1, Professional Services Contract - Colland
Jang Architects - Claremont Middle School HVAC
Replacement Project****OE-10**

Approval by the Board of Education of Amendment No. 1 to Professional Services Contract between District and Colland Jan Architects, Oakland, CA, for the latter to provide additional electrical engineering design services for the additional scope of HVAC units, in conjunction with the Claremont Middle School HVAC Replacement Project, in an additional amount not to exceed \$43,210.00, increasing the Agreement from a not to exceed amount of \$128,500.00 to \$171,710.00, and extending the end date from September 30, 2010 to September 30, 2011. All other terms and conditions of the Contract remain in full force and effect.

Resource Code - 1414-201**Funding Source: Deferred Maintenance****Attachments:** [Document\(s\)](#)**10-1210****Amendment No. 1, Professional Services Contract - KDI
Consultants, Inc. - Sobrante Park Classroom 1 Fire Repair
Project****OE-10**

Approval by the Board of Education of Amendment No. 1 to Professional Services Contract between District and KDI Consultants, Inc., Oakland, CA, for the latter to provide additional DSA inspection services for the second phase of repairs for fire damaged Classroom No. 1, in conjunction with the Sobrante Park Classroom 1 Fire Repair Project, in an additional amount not to exceed \$7,500.00, increasing the Contract from a not to exceed amount of \$4,500.00 to \$12,000.00, and extending the end date from January 29, 2010 to June 30, 2011. All other terms and conditions of the Contract remain in full force and effect.

Resource Code - 0111-154**Funding Source: Risk Management****Attachments:** [Document\(s\)](#)**10-1211****Amendment No. 6 - Loving & Campos Architects, Inc.
(LCA) - Downtown Educational Project****OE-10**

Approval by the Board of Education of Amendment No. 6 to Professional Services Agreement between District and Loving & Campos Architects, Inc. (LCA), Oakland, CA, correcting the total amount of Amendment No. 5, with the latter for the Downtown Educational Project, confirming that the scope of work is correct but correcting (decreasing) the amount of Amendment No.5, from \$476,115.30 to \$368,985.57. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2525-121

Funding Source: Developer Fees

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

F. Unfinished Business

None

G. New Business

[10-0982](#)

Report - Measure "B" Reimbursements

OE-10

A Report from the Assistant Superintendent of Facilities Planning and Management, Buildings & Grounds and Custodial Services or designee to the Board of Education regarding Measure "B" funds used for facility renovations and the reimbursements received from the State via Williams Settlements filed with the State.



[10-0983](#)

Report - Measure "B" Pre-Design Projects at Explore Middle School and McClymonds High School

OE-10

A Report from the Assistant Superintendent of Facilities Planning and Management, Buildings & Grounds and Custodial Services or designee to the Board of Education regarding the pre-design work listed on the May 4, 2010 Measure "B" Expenditure Report for Explore Middle School and McClymonds High School.

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



[10-1218](#)

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

OE-10

Presentation of a Report by the Assistant Superintendent of Facilities Planning and Management, Buildings & Grounds and Custodial Services or designee to the Board of Education of the Measure B (Fund 2122) - Budget to Actual Expenditures, and Cash Projections Report, as of May 18, 2010.

Funding Source: General Obligation Bond-Measure B

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



10-1219

Presentation - MK Think - Facility and Real Property Asset Management Study

OE-10

Presentation of a Report by the Assistant Superintendent of Facilities Planning and Management, Buildings & Grounds and Custodial Services or designee to the Board of Education of the MK Think - Facility and Real Property Asset Management Study, as of November 10, 2009 and the Inventory and Capacity Study, as of June 1, 2010, respectively.

Attachments: [10-1219 - MK Think - Facility and Real Property Asset Management, As of November 10, 2009.pdf](#)
[10-1219 - MK Think - Facility and Real Property Asset Management Study, Inventory and Capacity, as of June 1, 2010.pdf](#)
[10-1219 - MK Think - Asset Management Study - Presentation 6-1-2010.ppt](#)



10-1221

Report - Fire Alarm Systems - District's Child Development Centers

OE-10

Presentation of a Report by the Assistant Superintendent of Facilities Planning and Management, Buildings & Grounds and Custodial Services or designee to Board of Education regarding the condition of fire alarm systems in the District's Child Development Centers.

Attachments: [10-1221 - Presentation - Fire Alarm Condition Table.pdf](#)
[Document\(s\)](#)



10-1448

Discussion - Construction Program Management - Prospective Mentor/Protege Agreement

OE-10

Report from and discussion with the Assistant Superintendent of Facilities Planning and Management, Buildings & Grounds and Custodial Services or designee on prospective Construction Program Management - Mentor/Protege Agreement Between GKK and Local Vendor.

Attachments: [10-1488 - Construction Program Management - Prospective Mentor/Protege Agreement](#)



10-1465

Report - Fremont High School Transformation Project

Presentation of a Report by the Assistant Superintendent of Facilities Planning and Management, Buildings & Grounds and Custodial Services or designee to the Board of Education on the Fremont High School Transformation Project including budget on all aspects of the project.

Attachments: [10-1465 - Report - Fremont High School Transformation Project.ppt](#)
[10-1465 - Report - Fremont High School Transformation Project.pdf](#)

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

This section of the agenda provides an opportunity for members of the public, for three minutes per person, to directly address the Committee on any item of interest to the public that is within the subject matter jurisdiction of the Committee. The time allocated for this item is not to exceed one hour.

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

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

J. Introduction of New Legislative Matter

This section of the Agenda is devoted to the introduction of new legislative matter within the subject matter jurisdiction of the committee by a Committee member.

K. Adjournment