

# Oakland Unified School District

*Board of Education  
Paul Robeson Building  
1025 2nd Avenue, Suite 320  
Oakland, CA 94606-2212  
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## **Minutes (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

*Chairperson Noel Gallo called the meeting to order at 4:34 P.M.*

## B. Roll Call

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

## C. Modification(s) To Agenda

*None.*

## D. Adoption of Committee Minutes



### [10-1443](#) Minutes - Facilities Committee - May 18, 2010

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

**Attachments:** [10-1443 - Minutes - Facilities Committee - May 18, 2010](#)

**A motion was made by Jody London, seconded by Alice Spearman, that this matter be Adopted. 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

## E. Adoption of the Committee General Consent Report



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

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\(s\)](#)

**This Matter was Recommended Favorably on the Consent Agenda.**

**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



**10-1178**

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

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\(s\)](#)

**This Matter was Recommended Favorably on the Consent Agenda.**

**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

**10-1179****Award of Bid and Construction Contract - Bay Construction Company - Various School Sites Project**

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\(s\)](#)

**This Matter was Recommended Favorably on the Consent Agenda.**

**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

**10-1180****Project Budget, Key Code and Project Number - Measure B 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\(s\)](#)

**This Matter was Recommended Favorably on the Consent Agenda.**

**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

**10-1181****Project Budget, Key Code and Project Number - Measure B 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\(s\)](#)

**This Matter was Recommended Favorably on the Consent Agenda.**

**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

**10-1191****Award of Bid and Construction Contract - Redgwick 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\(s\)](#)

**This Matter was Recommended Favorably on the Consent Agenda.**

**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

**10-1194****Professional Services Facilities Contract - KDI Consultants - Lowell Middle School Modernization Project**

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\(s\)](#)

**This Matter was Recommended Favorably on the Consent Agenda.**

**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

**10-1195****Professional Services Facilities Contract - KDI Consultants - Laurel Fire Alarm Project**

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\(s\)](#)

**This Matter was Recommended Favorably on the Consent Agenda.**

**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

**10-1196****Professional Services Facilities Contract - KDI Consultants - Claremont Restroom Plumbing Renovation Project**

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\(s\)](#)

**This Matter was Recommended Favorably on the Consent Agenda.**

**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

**10-1197****Professional Services Facilities Contract - Sensible Environmental Solutions - Lowell Middle School Modernization Project**

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\(s\)](#)

**This Matter was Recommended Favorably on the Consent Agenda.**

**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

**10-1198****Professional Services Agreement - Loving & Campos Architects, Inc. (LCA) - Life Academy Renovation/Seismic Retrofit Project**

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\(s\)](#)

**This Matter was Recommended Favorably on the Consent Agenda.**

**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

**10-1200****Professional Services Facilities Contract - Anthony Ogbeide Associates, Inc. - Various District Wide Playstructure Inspections Project**

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\(s\)](#)

**This Matter was Recommended Favorably on the Consent Agenda.**

**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

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

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\(s\)](#)

**This Matter was Recommended Favorably on the Consent Agenda.**

**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

**10-1203****Professional Services Facilities Contract - Sensible Environmental Solutions -  
Claremont Middle School Restroom Plumbing Renovation Project**

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\(s\)](#)

**This Matter was Recommended Favorably on the Consent Agenda.**

**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

**10-1204****Professional Services Facilities Contract - Bridges Consultant - District-wide PLA and Moving Project**

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\(s\)](#)

**This Matter was Recommended Favorably on the Consent Agenda.**

**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

**10-1205****Professional Services Facilities Contract - American Consulting Engineer Electrical, Inc. - Whittier Elementary School Modernization Project**

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\(s\)](#)

**This Matter was Recommended Favorably on the Consent Agenda.**

**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



**10-1206**

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

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\(s\)](#)

**This Matter was Recommended Favorably on the Consent Agenda.**

**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



**10-1209**

**Amendment No. 1, Professional Services Contract - Colland Jang Architects - Claremont Middle School HVAC Replacement Project**

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\(s\)](#)

**This Matter was Recommended Favorably on the Consent Agenda.**

**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



#### **10-1210**

#### **Amendment No. 1, Professional Services Contract - KDI Consultants, Inc. - Sobrante Park Classroom 1 Fire Repair Project**

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\(s\)](#)

**This Matter was Recommended Favorably on the Consent Agenda.**

**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

**10-1211****Amendment No. 6 - Loving & Campos Architects, Inc. (LCA) - Downtown Educational Project**

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\(s\)](#)

**This Matter was Recommended Favorably on the Consent Agenda.**

**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

**Passed The Consent Agenda**

**A motion was made by Jody London, 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: 3 - Jody London, Alice Spearman and Noel Gallo  
Nay: 0  
Recused: 0  
Preferential Aye: 0  
Preferential Abstention: 0  
Preferential Nay: 0

**F. Unfinished Business**

*None.*

## G. New Business

### 10-0982 Report - Measure "B" Reimbursements

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.

*Timothy White, Assistant Superintendent for Facilities Planning and Management, Building & Grounds and Custodial Services said he had several discussions with Vernon Hal regarding the beginning balance fund balance. He said about \$4.4 million is the amount that could be flexed and Mr. Hal is working on the calculations to see if the District will flex the funds or not. Mr. White said he would report back to the committee when the calculations are complete. He said the Williams' Funds has been given Tier III flexibility.*

*Director Spearman asked if any of the money that is being flexed could be used for Williams' Settlement projects if needed?*

*Mr. White said as the money is flexed to cover the General Fund deficit, it would not be money that would be reimbursed.*

*Director Spearman asked if there is a need to settle some Williams' cases would the money be replaced?*

*Chairperson Gallo explained that Measure "B" Funds are used to make improvements on Williams' cases at schools. He said the question came up about reassigning the budgets back to Measure "B". Chairperson Gallo said Vernon Hal is recommending using the money as a flex to help with the General Fund deficit. He said the decision to flex will be a Board decision.*

**Discussed**



### 10-0983 Report - Measure "B" Pre-Design Projects at Explore Middle School and McClymonds High School

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\(s\)](#)

*Mr. White said the question came up regarding a review of the Measure "B" Expenditure Report. He said this item is at a school site that have had program changes and the question came up about the reassigning of the budget back to the funding pool of Measure "B" Funds. He said there was also a question regarding the scope of work that was originally approved for McClymonds and the issues around Culinary Arts for program use. He said for the McClymonds issued has been elevated to a discussion for the Cabinet as directed by this committee. He said Cabinet will look into the Culinary Arts Program as*

was previously programmed at McClymonds. He said the Interim Superintendent prior to Dr. Smith discontinued the project of the kitchen at McClymonds. He said the program was moved to the Regional Occupation Program (ROP) at Foster School. He said as he gets more clarity from the Superintendent he will continue this discussion and what programs will be supported. He said the allocation remains on the Measure "B" expenditure list. He said Explore Middle School is on the list to close its programs. He said Tilden School will be closing at the end of this school year and a portion of their programs will be relocated to the Explore Middle School campus next school year. He said a portion of that allocation will be used to fund the necessary improvements and to accommodate the Exceptional Children's Program being relocated to Explore. He said Nithin Iyengar can talk about the Tilden School programs being relocated to Explore Middle School.

Nithin Iyengar, School Portfolio Management, said the Tilden Pre-K programs currently at the Tilden School will be relocated to the old Burbank Campus (Explore Middle School) which includes approximately 12 programs that will be moved from Tilden this summer to open the 2010-2011 school year. He said some of the improvements that will be needed at Explore are: Making the entire site fully ADA Accessible, some of the ramps need to be re-graded, some of the radiators need to be covered to make the site appropriate for Pre-K children as well as some other improvement that will need to be done at the site.

#### *Committee Member Comments*

Director Spearman asked if there were any current plans to house any charter schools on the Explore Campus?

Mr. Iyengar said "No". He said the current plans are to move the Pre-K students from Tilden to that school and to provide a Pre-K program and the Diagnostic Center a permanent home at that site.

#### *Public Comments*

Darrel Carey said dealing with the Explore Middle School and the McClymonds High School he said Extra Space Storage built a new facility in West Oakland. He said through a community benefit the community imposed upon the company to build retail space in the community. He said the Culinary Art Program was whisked away as well as the community benefits for McClymonds. He said he hopes the District can get a population of students at McClymonds that can benefit from the community benefits.

#### *Committee Member Comments*

Director Spearman said when it was decided to take the Culinary Arts Program out of McClymonds there was no discussion with the Board as to whether that program should be moved or not. Director Spearman said she is proposing to bring this issue back to the Board next week and have a discussion on whether that program should stay or should it be moved to another high school area. She said it is a program the District does not need to loose and it is a program the District can utilize for its students. Director Spearman said these two programs were once housed at Castlemont High School and were extremely well operated and moved to McClymonds. She said because it did not have the support of the now outgoing principal it was left to die.

Chairperson Gallo requested a presentation from Mr. White at the next committee meeting

*on how the District can make the Culinary Art Program work at McClymonds or at another school.*

**Discussed**



### **10-1218**

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

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\(s\)](#)

*Mr. White said today's report is a list of all projects that have been approved by this Committee for the Measure "B" funding account. He said as those projects are approved they will be listed and debited from the budget of \$435 Million. He said any subsequent approvals to projects that don't exist on the list would be added to the list and debited from the encumbrances.*

*Committee Member Comments*

*Director London said the project would show up in Column A?*

*Mr. White said "Yes."*

**Discussed**



### **10-1219**

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

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 - Asset Management Study - Presentation 6-1-2010.ppt](#)

*Mr. White said the goal is to provide over the next two Committee Meetings information that is pertinent to the Asset Management Analysis that can help inform and provide guidance on the Strategic Plan the Board will be adopting at the end of June.*

*Nate Gore, MK Think, used a PowerPoint presentation to make his report. He said page two of the presentation it details information about facilities in the District to support the Board process over the next month. He said page three the key questions being addressed are:*

- 1. What is the student capacity of the District?*
- 2. How does the changing of loading standards for facilities affect what that capacity is?*
- 3. How is the capacity differentiated? Permanent vs. portable, classroom size, site operating costs, location and density.*



*WHAT COUNTS AS A CLASSROOM*

*A classroom is a general purpose teaching space over 600 square feet. He said currently it may or may not be used as a classroom. He said rooms designed for a specific function that are not included (Library, Gym, Cafeteria, Science Lab, Theatre and Multi-purpose Rooms) are rooms that have a specific use that cannot easily be used for another function are not being counted as classrooms. He said there are 2,593 classrooms across the District.*

*DETERMINING CAPACITY*

*Mr. Gore said capacity is determined at the site level based on a number of classrooms. He said at each site a certain number of classrooms are reserved for special types of classes. He said at some of the smaller schools, a minimum of three specialty classrooms per site are reserved and the remaining available rooms are used to calculate the capacity of a specific site.*

*He said of the 2,593 classrooms in the District, 358 are reserved for computer, music, art and other uses leaving 2,235 classrooms available to load at the appropriate loading standard which tells the District how many students it can accommodate.*

*CURRENT DISTRICT LOADING STANDARDS*

*Mr. Gore said the current District standards for loading is Kindergarten - 3rd grade, 20 students per classroom; 4th-8th grade, 24 students per classroom and 9th-12th grade, 27 students per classroom. He said if you apply the loading standards to the 2,235 loadable classrooms, the District has the capacity for 51,333 students.*

*SITE CAPACITY*

*Mr. Gore said there is a range of site sizes in the District. He said larger sites are more efficient to operate and may currently house more than one school. He said smaller sites have fewer opportunities for scale efficiencies and they are harder hit by enrollment swings.*

*PERMANENT VERSUS PORTABLE CLASSROOMS*

*Mr. Gore said of the 2,593 classrooms, 537 are portables. He said of 2,056 permanent classrooms, when you take out the 358 specialty classrooms, you are left with 1,698 permanent loadable classrooms. He said when you apply the loading standards the District can accommodate 39,300 students at today's District standard. He said some site have no portables. He said the top quartile of sites about 63% of all portable are on 25% of the school sites. He said in the middle about one third of the portables exist on middle schools campuses.*

*CLASSROOM SIZE CATEGORIES AT 30 SQUARE FEET PER STUDENT*

*Small school - 600-720 square footage, 20-27 students.*

*Medium school - 721-900 square footage, 27-32 students.*

*Target - 901-1000 square footage, 30-33 students.*

*Director Spearman said on page 22 the State standard is 960 square feet per classroom.*

*Mr. Gore said for building new schools the State recommends 960 square footage per classroom.*

*Director Spearman said on page 25 the document indicates 1750 District classrooms meet that requirement.*

*Mr. Gore said the District has 2116 classrooms that are larger than 720 square feet. He said 358 are being reserved for computer labs, music rooms, art rooms and use other than general purpose rooms.*

*Director London said we have some sites above capacity and said moving forward with some recommendations to think about school design. She said the District needs to be thoughtful in how this is brought forward. Director London said the Board has started talking about closing schools and she said the Board has to think about how they do it.*

*Chairperson Gallo said he would like this presentation placed on the agenda for the June 9th Board of Education Meeting. He said he would like to see some scenarios if the District was to implement a K-3, 24 student per classroom ratio and what that would look like for discussion purposes.*

**Refer for Discussion to Board of Education**



**10-1221**

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

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\(s\)](#)

*Mr. White said Leroy Stokes, Director of Buildings and Grounds, would make the staff report on District fire alarm systems.*

*Mr. Stokes said the Committee asked for a report on how the department prioritized the CDC's for fire alarm repair. Mr. Stokes said the department submitted to the Facilities Committee the top 14 CDC sites they felt needed immediate attention. He said the Board has approved the recommendations and they are a work in progress. He said the second phase of the CDC fire alarm repairs will all be submitted at one time.*

**Committee Member Comments**

*Chairperson Gallo commended the Building and Grounds Department for the excellent work they are doing and asked Mr. Stokes to pass on the commendation to the Buildings and Grounds Staff. He said the schools are looking better and there are major improvements.*

*Director Spearman noted for the last two years the department's delivery of service has been excellent.*

**Discussed**



**10-1448**

**Discussion - Construction Program Management - Prospective Mentor/Protege**

## Agreement

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](#)

*Mr. White said this is a continuation of the item brought to the committee a month ago. He said the contract for renewal with the current Construction Management Firm, GKK McCarthy, the Construction Management provider for the District's Capital Program. He said the renewal was a request to the Committee to renew an existing contract with GKK McCarthy. He said this is staff's recommendation at this time. He said that decision was based on a process that was publicly led a year ago. He said this would be the second year of that contract after that process. He said it was a process opened to the public and there were nine or ten vendors involved. He said the selection process involved people from the State of California, Alameda County and the Coalition from Adequate School Housing. He said the selected vendor was GKK McCarthy. He said the vendor was brought back for a contract renewal to keep the continuity of the existing program. He said based on being asked for the recommendation of staff to keep that continuity he submitted the recommendation to the Facilities Committee. He said the committee requested that staff go back and take a look at the opportunities to make available to other potential vendors as projects did become available. Mr. White said he did miss the committee meeting two weeks ago. He said direction was given to staff to continue the discussion and come forward with some possibilities in terms of how the department could proceed. He said during that period of time there had been discussions about different ways to address the request of the committee as additional projects become available to be put out for additional competition or made available as a cut out for additional construction management firms.*

### *Public Speakers*

*Jett Silver said he has lived in Oakland for the past 15 years and he said the people in Oakland have gone to San Francisco and other places to get work. He said a lot of people just need to be reintroduced. He said he looks forward to working with the District.*

*Phillip Eubanks, President of the Alley Group teamed with GKK McCarthy, said the Alley Group have been a part of the District's building program for 13 years. He said during their tenure in the District the Alley Group has completed over 200 projects. He said during the last competitive process GKK McCarthy exceeded its goals by 100%. He said the goal was 20% and GKK McCarthy got 40% local participation.*

*Benjamin Murray, Operations Manager, Ackerman Building Enterprise, said he is pleased to be a part of the GKK McCarthy-Alley Group team. He said in 2008 the GKK McCarthy team approached Ackerman Building Enterprise to be a part of the construction management process. He said the company supports GKK McCarthy and supports the District.*

*Cleminatu Fields, CEO and Partner of Ace Square Ventures, said the GKK McCarthy-Alley Group Team has supported them in being able to participate in the process. She said for a company only four years old having this kind of exposure to an organization like the*

*Oakland Unified School District is important to them. She said Ace Square Ventures is glad to be a team member.*

*Darrel Carey, Oakland Resident, said the glowing remarks made earlier would not have happened if it were not for a grass roots movement of local residents that forced the District to make some changes that benefited the citizens of Oakland. He said he is hoping for a solution that increases the local business participation and the workforce of Oakland.*

*Committee Member Comments*

*Director London requested additional information from Mr. White regarding the Mentor Program in terms of the cost and how the program would work.*

*Mr. White said over the last two weeks Facilities staff did go out and engage in discussions on both sides of the issue with the vendors and with some engagement in the business community. He said Cate Boskoff led some of the discussions and the cost implications have yet to be determined. He said any Mentor Protege relationship is a relationship that is beneficial for small and emerging businesses.*

*Director Spearman said there was no question about the Mentor Protege Program, she said the question was when the committee talked about the Project Management Contract and the request was for Mr. White to come back with a discussion on how the District can offer the Project Management Contract to another agency as well as keeping GKK McCarthy with the projects they are now engaged in and bringing on a new Project Management Team. Director Spearman asked Mr. White if he was bringing the committee another agreement to have GKK McCarthy then continue a Mentor Protege program separate from what they are currently doing? She asked if this was a way for GKK McCarthy to say they are meeting the requirement of the Local Vendor Policy and there is no need for the District to bifurcate the Project Management Agreement and offer them the Agreement again?*

*Mr. White said he could not speak for GKK McCarthy.*

*Chairperson Gallo said Mr. White and his staff recommended GKK McCarthy for the contract. He said this committee asked Mr. White to come back with a discussion. He said Mr. White was to go back and look at the contractual arrangement with the current funds that will be available for upcoming projects.*

*Director Spearman said that was not what she asked. She said she asked Mr. White to look at the proposal and to come back with a recommendation. She said what she is asking Mr. White to do is to look at the contract and see isn't there an opportunity for another firm to pick up some of the monies and some of the contracts since GKK McCarthy has been with the District for such a long time.*

*Chairperson Gallo said the District went through a legal process where people have the right to bid and compete. He said there was a committee established that reviewed and recommended to Mr. White. He said Mr. White made his recommendation for GKK McCarthy for the coming year. Chairperson Gallo said the item was not an action item for today. He asked Mr. White's to come back to the committee and restate his recommendation. Chairperson Gallo said If it is GKK McCarthy that Mr. White is comfortable with in terms of moving forth with the District for the coming year or whatever*

*the length of the contract, that is what he will recognize and the committee will vote the recommendation up or down. Chairperson Gallo said if the recommendation gets voted down by this Committee, then Director Spearman could proceed to the next level.*

*Director Spearman said what she would like to hear is Mr. White's recommendation after he looks at what she asked for. She said he came back with a recommendation to continue a contract. She said the contract was up as of May 31st and the contract was continued on a month to month basis. She said she asked if they would come back after looking to see if it would be feasible to split the contract, keep GKK McCarthy with what they are doing now and offer the contract to another firm.*

*Mr. White said he had a clarifying question. He said the committee had the discussion three meetings ago where the committee asked for staff a recommendation. He said staff's recommendation was to renew the contract for the current firm another year. He said what he is hearing now after staff's recommendation at the request of Director Spearman is to go back and to look at projects that can be made available to some firm other than the existing firm. He asked if asked if Director Spearman was referring to work that is unassigned that will be made available or the work that has been assigned to the current construction management firm be split between additional firms beside the current construction management firm?*

*Director Spearman said when she asked the question it was after the first recommendation. She said after Mr. White's recommendation she asked if the work that is not been assigned could the District could offer some of that work to another firm and not just keep GKK McCarthy going forward doing all the work.*

*Mr. White noted that he was not at the last committee meeting and that staff left with a certain understanding they got from the committee and staff went out and acted on that understanding and that is what was brought to the committee today.*

*Chairperson Gallo said what he would like Mr. White to prepare for the next meeting is his best professional recommendation and what it will take to move the District forward.*

*Secretary Rakestraw noted there is a need for a recommendation of some sort because the District is on a 30 day extension of this contract and if no action is taken on the contract it will expire. Secretary Rakestraw said in order for anything to occur there will have to be an action at the end of the 30 days otherwise the contract will lapse.*

**Discussed**



#### **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](#)

**Tabled to a Date Certain**

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

*There were not Public Comments Cards submitted.*

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

*None.*

**J. Introduction of New Legislative Matter**

*Director London requested a status report on the District's Energy Audit process.*

*Director Spearman requested a discussion on the Local Vendor Policy and to tighten up the policy when it comes to local hires.*

**K. Adjournment**

*Chairperson Gallo adjourned the meeting at 6:03 P.M.*

Prepared By: \_\_\_\_\_

Approved By: \_\_\_\_\_