

Oakland Unified School District

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Agenda (Long)

Tuesday, May 05, 2009

5:00 PM

**➤ Board Room, Paul Robeson Building, 1025 2nd Avenue, Oakland,
CA 94606-2212**

Facilities Committee

***Noel Gallo, Chairperson
Christopher Dobbins, Member
Jody London, 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that an agenda item or legislative file will be considered out of order, that consideration of an item has been withdrawn, postponed, rescheduled or "pulled" off of the Committee's General Consent Report for separate discussion and possible action.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."

C1. Committee Minutes



[09-1365](#)

Minutes - Facilities Committee - April 14, 2009

OE-05

Adoption by Facilities Committee of its Meeting Minutes of April 14, 2009.

Attachments: [09-1365 - Minutes - Facilities Committee - April 14, 2009](#)

D. 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 action 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.



[09-1312](#)

**Repair and/or Maintenance Contract - American
Aggregate and Slurrys, Inc. - Carl Munck Elementary
School**

OE-10

Approval by Board of Education of Repair and/or Maintenance Contract between District and American Aggregate and Slurry, Inc., Oakland, CA, for the latter to provide pavement rehabilitation to entire site, as described in the Scope of Work, for the Carl Munck Elementary School Paving Refurbishment Project for the period commencing June 12, 2009 and terminating no later than August 22, 2009, in an amount not-to-exceed \$35,000.00

Funding Source: Deferred Maintenance

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



09-1313

Contract for Purchase and Delivery of Materials and Supplies - Chain Link Fence & Supply - Peralta Elementary School

OE-10

Approval by the Board of Education of Contract for Purchase and Delivery of Materials and Supplies between District and Chain Link Fence & Supply, Livermore, CA, for the latter to supply and install two (2) 4 1/2 inch basketball poles with a fiberglass backboard and rim with nylon net in conjunction with the Peralta Elementary School Modernization Project for the period commencing March 31, 2009 and terminating June 30, 2009, in an amount not to exceed \$3,618.00.

Funding Source: General Obligation Bond-Measure B

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



09-1315

Professional Services Facilities Contract - Colland Jang Architecture - Claremont Middle School Restroom Renovations Project

OE-10

Approval by the Board of Education of Professional Services Facilities Contract between District and Colland Jang Architecture, Oakland, CA, for the latter to produce documents for building alterations (student rest room renovation) to comply with adopted codes and ordinances (and a submittal to the Division of State Architect) for Academic Building "B"; and to assist the District in securing DSA approvals, provide construction administration services in conjunction with the Claremont Middle School Restroom Renovations Project, for the period commencing March 15, 2009 and concluding no later than December 1, 2009 in an amount not-to-exceed \$43,800.00.

Funding Source: Deferred Maintenance

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



09-1317

Professional Services Agreement - HY Architects - Edna Brewer Middle School Restroom Plumbing Project

OE-10

Approval by the Board of Education of Professional Services Agreement between District and HY Architects, Oakland, CA, for the latter to provide design services for the renovation of two (2) existing restrooms at the Gymnasium Building including design for mechanical, plumbing, electrical and architectural design and various other items described herein in conjunction with the Edna Brewer Middle School Restroom Plumbing Renovations Project for the period commencing March 23, 2009 and concluding no later than December 31, 2010 in an amount not-to-exceed \$51,100.00

Funding Source: Deferred Maintenance

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



09-1318

Lease Agreement-Mobile Modular Management Corporation-Oakland High School Modernization Project

OE-10

Approval by Board of Education of a Lease Agreement between District and Mobile Modular Management Corporation, Livermore, CA, for the latter to provide portable units for interim housing, as required, for an Eighteen (18) Month Lease Term, including cabinetry, blinds, white boards, pin boards and accessibility ramps for each unit in conjunction with the Oakland High School Modernization Project for the period commencing May 18, 2009 and concluding no later than November 8, 2010 in an amount not-to-exceed \$183,904.00.

Funding Source: General Obligation Bond-Measure B

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



09-1320

New Project Budget, Key Code and Project Number-McClymonds High School Shop Building Roof Replacement Project

OE-10

Approval by Board of Education of Resolution No. 0809-0114 - Authorizing and approval the New Project Budget, Key Code and Project Number for McClymonds High School Shop Building Roof Replacement in the amount of \$238,540.00.

Funding Source: Deferred Maintenance

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



09-1321

New Project Budget, Key Code and Project Number - Calvin Simmons Middle School Shop Building Roof & Exterior Parapet Wall Replacement Project

OE-10

Approval by Board of Education of Resolution No. 0809-0113 - Authorizing and approving the New Project Budget, Key Code and Project Number for Calvin Simmons Middle School Shop Building Roof and Exterior Parapet Wall Replacement Project in the amount of \$132,202.00.

Funding Source: Deferred Maintenance**Attachments:** [Document\(s\)](#)**09-1322****Project Budget Increase-Life Academy Site Assessment Project****OE-10**

Approval by the Board of Education of Resolution No. 0809-0115 - Authorizing and approving Project Budget Increase for the Life Academy Site Assessment Project in the amount of \$20,000.00, increasing the project budget from \$207,500.00 to \$227,500.00.

Funding Source: State School Building Fund**Attachments:** [Document\(s\)](#)**09-1324****Amendment No. 1 - Ninyo & Moore - Downtown Educational Complex Project****OE-10**

Approval by the Board of Education of Amendment No. 1 to Professional Services Agreement between District and Ninyo & Moore, Oakland, CA, for the latter to provide evaluation report of hazardous material at portables 3, 13, 14, 15, 16 and 18, through a visual observation as well as collecting building material samples for testing; report to include findings, opinions and recommendations and quantities of identified materials per a District request in conjunction with the Downtown Educational Complex Project, in an additional not to exceed amount of \$6,000.00, increasing the Agreement from \$5,200.00 to a not to exceed amount of \$11,200.00 and revising the end date from December 31, 2008 to December 31, 2009. All other terms and conditions of the Agreement remain in full force and effect.

Funding Source: Developer Fees**Attachments:** [Document\(s\)](#)**09-1325****Amendment No. 2-Baseline Engineering-Crocker Highlands Elementary School Paving Project****OE-10**

Approval by the Board of Education of Amendment No. 2 to Professional Services Agreement between District and Baseline Engineering, Alameda, CA, for the latter to conduct site review of areas with soft soils identified by the inspector and soils engineer; provide assessment of the soft soils and remedy options for asphalt pavement; assist in repair option of electrical conduit and changes in striping and game layout in conjunction with Crocker Highlands Elementary School Paving Project in an additional amount-to-exceed \$3,925.00, increasing the Agreement from \$37,300.00 to a not to exceed amount of \$41,225.00. All other terms and conditions of the Agreement remain in full force and effect.

Funding Source: Deferred Maintenance**Attachments:** [Document\(s\)](#)**09-1326****Amendment No. 2 - Hamilton & Aitken Architect - Lazear
Elementary School Modernization Project****OE-10**

Approval by the Board of Education of Amendment No. 2 to Professional Services Agreement between District and Hamilton & Aitken, San Francisco, CA, the latter to provide a re-scoped project update with the latest Fire Alarm and Intrusion Alarm Standards, due to a District requested change, in conduction with the Lazear Elementary School Modernization Project in an additional amount-to-exceed \$4,500.00, increasing the Agreement from \$169,900.00 to a not to exceed amount of \$174,400.00. All other terms and conditions of the Agreement remain in full force and effect.

Funding Source: General Obligation Bond-Measure B**Attachments:** [Document\(s\)](#)**09-1328****Amendment No. 2 - Baseline Engineering-Grass Valley
Elementary School Modernization Project****OE-10**

Approval by the Board of Education of Amendment No. 2 to Professional Services Agreement between District and Baseline Engineering, Oakland, CA, for the latter to conduct site review of areas with soft soils identified by the inspector and soils engineer; assist in repair option of electrical conduit and changes in striping and game layout; upgrade rubberized play mat to increase fall protection in conjunction with the Grass Valley Elementary School Paving Replacement Project in an additional amount-to-exceed \$9,327.50, increasing the Agreement from \$49,100.00 to a not to exceed amount of \$58,427.50. All other terms and conditions of the Agreement remain in full force and effect.

Funding Source: Deferred Maintenance**Attachments:** [Document\(s\)](#)**09-1329****Amendment No. 3-KDI Consultants-Peralta Elementary
School Modernization Project****OE-10**

Approval by the Board of Education of Amendment No. 3 to Professional Services Agreement between District and KDI Consultants, Inc., Oakland, CA, for the latter to provide additional Division of State Architect (DSA) due to delays by the contractor, due to an unforeseen condition, whereas the contractor did not complete their contract by November 10, 2008 due to delays in conjunction with the Peralta Elementary School Modernization Project in an additional amount-to-exceed \$4,250.00, increasing the Agreement from \$55,500.00 to a not to exceed amount of \$59,750.00 and revising the end date from November 30, 2008 to May 1, 2009. All other terms and conditions of the Agreement remain in full force and effect.

Funding Source: General Obligation Bond-Measure B

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



[09-1330](#)

Amendment No. 1- Safir Rosetti - Laurel Elementary Fire Alarm Project

OE-10

Approval by the Board of Education of Amendment No. 1 to Professional Services Agreement between District and Safir Rosetti, Oakland, CA, for the latter to provide additional upgrading and wiring of the fire alarm devices needed due to a District requested change, whereas after the original scope of work including upgrading and wiring of the fire alarm devices in the Annex Building, it was discovered that additional areas remained to be upgraded; proposal is incorporated into the contract to the extent that it is subordinate to and not inconsistent with the contract terms, in conjunction with the Laurel Elementary School Fire Alarm Project in an additional amount-to-exceed \$10,272.00, increasing the Agreement from \$18,090.00 to a not to exceed amount of \$28,362.00 and revising the end date from August 27, 2009 to March 31, 2010. All other terms and conditions of the Agreement remain in full force and effect.

Funding Source: General Obligation Bond-Measure B

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



[09-1331](#)

Amendment No. 4 - RGA Environmental - Madison Middle School Modernization Project

OE-10

Approval by the Board of Education of Amendment No. 4 to Professional Services Agreement between District and RGA Environmental, Emeryville, CA, for latter to provide a Certified Asbestos Consultant of Site Surveillance Technician to monitor the asbestos abatement work for adherence to Work Plan and applicable laws and regulations; monitoring will include the review of abatement contractor submittals and the collection of baseline, abatement, clearance, PCM, Lead and TEM samples, due to an unforeseen condition, whereas, during construction wood rot was discovered and need to be removed and repaired, in conjunction with the Madison Middle School Modernization Project in an additional amount-to-exceed \$12,000.00, increasing the Agreement from \$47,830.00.00 to a not to exceed amount of \$59,830.00 and revising the end date from July 31, 2009 to December 31, 2009. All other terms and conditions of the Agreement remain in full force and effect.

Funding Source: General Obligation Bond-Measure B

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



09-1333

Amendment No. 2-RGA Environmental-Hoover Elementary School Modernization Project

OE-10

Approval by the Board of Education of Amendment No. 2 to Professional Services Agreement between District and RGA Environmental, Emeryville, CA, the latter to provide additional asbestos testing and monitoring air quality and lab analysis of 79 field samples, due to an unforeseen condition, whereas a load beam was discovered in Building C (Multipurpose Building) which caused the layout of the bathrooms to be altered slightly; latter discovery lead to opening an additional portion of the ceiling which extended the containment time and added additional samples for the required testing, in conjunction with the Hoover Elementary School Modernization Project in an additional amount-to-exceed \$6,660.00, increasing the Agreement from \$16,781.00 to a not to exceed amount of \$23,441.00. All other terms and conditions of the Agreement remain in full force and effect.

Funding Source: General Obligation Bond-Measure B

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



09-1335

Change Order No. 4 - Cal Pacific Construction-Lincoln Elementary School Classroom Replacement Project

OE-10

Approval by the Board of Education of Change Order No. 4 to Construction Contract between District and Cal Pacific Construction, Pacifica, CA, for the latter to provide 8 handsets for portables, install 2 gates with Panic Hardware; and patch asphalt in conjunction with the Lincoln New Classroom Building Project in the additional amount of \$12,341.60, increasing the Agreement from \$6,483,580.14 to \$6,495,921.74.

Funding Source: General Obligation Bond-Measure B

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



09-1336

Change Order No. 1 - El Camino Paving - Skyline High School Paving Project

OE-10

Approval by the Board of Education of Change Order No. 1 to Construction Contract between District and El Camino Paving, Mt. View, CA, for the latter to repair main line; chip and grind curbs and sidewalk; repair conduits and wiring for the streetlight including testing of all existing wiring; locate water leak below existing concrete paving, upper cul de sac and various other items described herein in conjunction with the Skyline High School Paving Project in the additional amount of \$12,371.82, increasing the Agreement from \$620,889.00 to \$633,260.82.

Funding Source: Deferred Maintenance

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



09-1337

Change Order No. 2-Albay Construction Co. - Havenscourt Middle School Modernization Project

OE-10

Approval by the Board of Education of Change Order No. 2 to Construction Contract between District and Albay Construction Co., Martinez, CA, for the latter to delete skylight replacement; completion of Fire Alarm work per plans and specifications; deep clean room; replace pull stations for new Fire Alarm System and various other items described herein Havenscourt Middle School Modernization Project in the additional amount of \$80,852.91, increasing the Agreement from \$1,796,042.73 to \$1,876,895.64.

Funding Source: General Obligation Bond-Measure B

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



09-1338

Change Order No. 3 - Cal Pacific Construction-Lincoln New Classroom Building Project

OE-10

Approval by the Board of Education of Change Order No. 3 to Construction Contract between District and Cal Pacific Construction, Pacifica, CA, for the latter to provide relocate subpanels on the side of 2 portables (#6 and #8); early delivery charge for MSB switchgear; unforeseen excavation obstacles for electrical duct bank and various other items described herein in conjunction with the Lincoln New Classroom Building Project in the additional amount of \$12,271.27, increasing the Agreement from \$6,471,308.87 to \$6,483,580.14.

Funding Source: General Obligation Bond-Measure B

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

[09-1339](#)**Change Order No. 2-West Coast Contractors-Chabot
Portable Replacement Project****OE-10**

Approval by the Board of Education of Change Order No. 2 to Construction Contract between District and West Coast Contractors, Fairfield, CA, for the latter to provide water/sewer disconnect/reconnect at Portable 20; sanitary sewer manhole rim elevation change; water connection to refrigerator and various other items described herein in conjunction with the Chabot Portable Replacement Project in the additional amount of \$102,768.00, increasing the Agreement from \$2,596,514.00 to \$2,699,282.00.

Funding Source: General Obligation Bond

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

[09-1340](#)**Change Order No. 5 - Arntz Builders, Inc. - Oakland High
School-Williams Settlement Project****OE-10**

Approval by the Board of Education of Change Order No. 5 to Construction Contract between District and Arntz Builders, Inc., Novato, CA, for the latter to provide R&R unforeseen BU roof insulation; access door allowance overage; additional roofing repairs and various other items as described herein Oakland High School Modernization-Williams Settlement Project in the additional amount of \$148,560.97, increasing the Agreement from \$14,189,570.91 to \$14,338,131.88.

Funding Source: General Obligation Bond-Measure B

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

[09-1341](#)**Change Order No. 1 - Albay Construction Co.-Havenscourt
Middle School Modernization Project****OE-10**

Approval by the Board of Education of Change Order No. 1 to Construction Contract between District and Albay Construction Co., Martinez, CA, for the latter to provide additional fire alarm coverage; compensation for research still needed to happen in order to determine the extent of the deficient elements and to assess what deficient elements still needed to be address to allow installation of a function fire alarm system to be installed in conjunction with the Havenscourt Middle School Modernization Project in the additional amount of \$29,042.73, increasing the Agreement from \$1,767,000.00 to \$1,796,042,73.

Funding Source: General Obligation Bond-Measure B

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

E. Unfinished Business

None

F. New Business

[09-1402](#) **Oakland Schoolyard Initiative** **OE-10**

Presentation on the Oakland Schoolyard Initiative.



[09-1403](#) **Measure "B" Independent Citizens' School Facilities Bond Oversight Committee (First Reading)** **OE-10**

Adoption by Board of Education of Amended Bylaws for Measure "B" Independent Citizens' School Facilities Bond Oversight Committee.

Attachments: [09-1403 - Measure B Independent Citizens' School Facilities Bond Oversight Committee \(First Reading\).pdf](#)

G. 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.

H. 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.

I. Adjournment