

# Oakland Unified School District

Board of Education  
Paul Robeson Building  
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## Minutes (Long)

**Tuesday, May 04, 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 Gallo called the meeting to order at 4:32 P.M.*

## B. Roll Call

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

## C. Modification(s) To Agenda

*Director London requested Legislative File ID 10-0751 and 10-0779 be pulled from the agenda for further discussion and possible separate action.*

## D. Adoption of Committee Minutes

### 10-0828 Minutes - Facilities Committee - April 20, 2010

Approval by Facilities Committee of Its Minutes of April 20, 2010.

**A motion was made by Jody London, seconded by Noel Gallo, that this matter be Adopted. The motion carried by the following vote:**

**Votes:** Adv Aye: 0  
Adv Nay: 0  
Adv Abstain: 0  
Aye: 2 - Jody London and Noel Gallo  
Nay: 0  
Recused: 0  
Absent: 1 - Alice Spearman  
Preferential Aye: 0  
Preferential Abstention: 0  
Preferential Nay: 0

## E. Adoption of the Committee General Consent Report



### 10-0748 Professional Services Agreement - Anthony Ogbeide Associates, Inc. - Markham Elementary School Fire Alarm Project

Approval by the Board of Education of Professional Services Agreement 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 Markham Elementary School Fire Alarm Project for the period commencing May 13, 2010 and concluding upon completion of the project, or permanent abandonment of the Project by the District, or October 12, 2010, whichever occurs first in an amount not to exceed \$1,950.00.

**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: 2 - Jody London and Noel Gallo  
Nay: 0  
Recused: 0  
Absent: 1 - Alice Spearman  
Preferential Aye: 0  
Preferential Abstention: 0  
Preferential Nay: 0



**10-0749**

**Professional Services Agreement - KDI Consultants, Inc. - Glenview Lower Yard Paving and Accessible Ramp Project**

Approval by the Board of Education of Professional Services Agreement between District and KDI Consultants, Inc., Oakland, CA, for the latter to provide Division of State Architect (DSA) inspection services in conjunction with the Glenview Lower Yard Paving and Accessible Ramp 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 November 30, 2010, whichever occurs first in an amount not to exceed \$12,825.00.

**Resource Code - 1414-119**

**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: 2 - Jody London and Noel Gallo  
Nay: 0  
Recused: 0  
Absent: 1 - Alice Spearman  
Preferential Aye: 0  
Preferential Abstention: 0  
Preferential Nay: 0

**10-0751****Professional Services Agreement - Jason Zalinski - Havenscourt New Classroom and Cafeteria Building Project**

Approval by the Board of Education of Professional Services Agreement between District and Jason Zalinski, Oakland, CA, for the latter to provide Division of State Architect (DSA) inspection services in conjunction with the Havenscourt New Classroom and Cafeteria Building Project for the period commencing May 27, 2010 and concluding upon completion of the project, or permanent abandonment of the Project by the District, or June 30, 2013, whichever occurs first in an amount not to exceed \$237,600.00.

**Resource Code - 2122-207**

**Funding Source: General Obligation Bond-Measure B**

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

*Director London asked for an explanation regarding the amount of this contract. She said the contract amount is significantly higher than the contract that follows it on the agenda for the same vendor.*

*Tadashi Nakadegawa, Director of Facilities, said this contract is for hiring Jason Zalinski as the inspector of record for the Havenscourt Middle School project with a total budget over \$10 million dollars. He said the second contract on the agenda is for the same services but for a much smaller project. Director London moved adoption of this item and Chairperson Gallo second it.*

**A motion was made by Noel Gallo, seconded by Jody London, that this matter be Recommended Favorably. The motion carried by the following vote:**

**Votes:** Adv Aye: 0  
 Adv Nay: 0  
 Adv Abstain: 0  
 Aye: 2 - Jody London and Noel Gallo  
 Nay: 0  
 Abstained: 1 - Alice Spearman  
 Recused: 0  
 Preferential Aye: 0  
 Preferential Abstention: 0  
 Preferential Nay: 0

**10-0752****Professional Services Agreement - Jason Zalinski - Edna Brewer Restroom Plumbing Renovation Project**

Approval by the Board of Education of Professional Services Agreement between District and Jason Zalinski, Oakland, CA, for the latter to provide Division of State Architect (DSA) inspection services in conjunction with the Edna Brewer Restroom Plumbing Renovation Project for the period commencing May 26, 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 \$14,130.00.

**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: 2 - Jody London and Noel Gallo  
Nay: 0  
Recused: 0  
Absent: 1 - Alice Spearman  
Preferential Aye: 0  
Preferential Abstention: 0  
Preferential Nay: 0



**10-0754**

**Professional Services Agreement - Comtel Systems Technology, Inc. - Montera Middle School Modernization Project**

Approval by the Board of Education of Professional Services Agreement between District and Comtel Systems Technology, Inc., Sunnyvale, CA, for the latter to provide and install a replacement communication system throughout the school, with the attached proposal incorporated into the contract to the extent that it is subordinate to and not inconsistent with the contract terms, in conjunction with the Montera Middle School Modernization Project for the period commencing May 16, 2010 and concluding no later than November 23, 2011 in an amount not to exceed \$85,121.00.

**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: 2 - Jody London and Noel Gallo  
Nay: 0  
Recused: 0  
Absent: 1 - Alice Spearman  
Preferential Aye: 0  
Preferential Abstention: 0  
Preferential Nay: 0



**10-0755**

**Professional Services Agreement - KDI Consultants, Inc. - Downtown Educational Complex Project**

Approval by the Board of Education of Professional Services Agreement between District and KDI Consultants, Inc., Oakland, CA, for the latter to provide Division of State Architect (DSA) inspection services in conjunction with the Downtown Educational Complex Project for the period commencing May 13, 2010 and concluding upon completion of the project, or permanent abandonment of the Project by the District, or December 31, 2010, whichever occurs first in an amount not to exceed \$15,200.00.

**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: 2 - Jody London and Noel Gallo  
 Nay: 0  
 Recused: 0  
 Absent: 1 - Alice Spearman  
 Preferential Aye: 0  
 Preferential Abstention: 0  
 Preferential Nay: 0

**10-0756****Award of Bid and Construction Contract - Albay Construction Co. - Roosevelt Middle School Health Center Project**

Approval by the Board of Education of Resolution No. 0910-0143 - Award of Bid and Construction Contract between District and Albay Construction Co., Martinez, CA, for the latter as the lowest responsive, responsible bidder and rejecting all other bids, if any, to provide renovation of an existing space approximately 2,766 square feet, including a reception area, office, conference room, three storage rooms, two consulting rooms, three exam rooms, charting room and restrooms; and to include demo, flooring, electrical, plumbing, roofing, mechanical, low voltage, painting, glazing, rough carpentry, doors and hardware, ceilings and drywall, includes contingency of \$85,000.00, in conjunction with the Roosevelt Middle School Health Center Project for the period commencing May 27, 2010 and ending October 23, 2010 in the amount of \$729,000.00.

**Resource Code - 2122-212****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: 2 - Jody London and Noel Gallo  
 Nay: 0  
 Recused: 0  
 Absent: 1 - Alice Spearman  
 Preferential Aye: 0  
 Preferential Abstention: 0  
 Preferential Nay: 0

**10-0757****Award of Bid and Construction Contract - Bay Construction Company -**

**Calvin Simmons Middle School Health Center Project**

Approval by the Board of Education of Resolution No. 0910-0142 - 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 renovation of existing classroom space into a new Health Center space, of approximately 2,700 square feet, including a reception area, office conference room, two storage rooms, three consulting rooms, three exam rooms, lab charting and restrooms, in conjunction with the Calvin Simmons Middle School Health Center Project for the period commencing May 13, 2010 and ending September 11, 2010 in the amount of \$720,000.00.

**Resource Code - 2122-205**

**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: 2 - Jody London and Noel Gallo  
Nay: 0  
Recused: 0  
Absent: 1 - Alice Spearman  
Preferential Aye: 0  
Preferential Abstention: 0  
Preferential Nay: 0

**10-0758****Award of Bid and Construction Contract - Bay Construction Company - Calvin Simmons Middle School Health Center Roofing Project**

Approval by the Board of Education of Resolution No. 0910-0147 - 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 replacement of the parapet wall siding and approximately 4,700 square feet of roofing on the Technical Building in conjunction with the Calvin Simmons Middle School Health Center Roofing Project for the period commencing May 14, 2010 and ending September 11, 2010 in the amount of \$53,000.00.

**Resource Code - 2122-205**

**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: 2 - Jody London and Noel Gallo  
Nay: 0  
Recused: 0  
Absent: 1 - Alice Spearman

Preferential Aye: 0  
Preferential Abstention: 0  
Preferential Nay: 0

**10-0767****Project Budget, Key Code and Project Number - Cesar Chavez Elementary School Fire Alarm Replacement Project**

Approval by the Board of Education of Resolution 0910-0220 - Authorizing and approving the New Project Budget, Key Code and Project Number for Cesar Chavez Elementary School Fire Alarm Replacement Project in the amount of \$546,900.00.

**Resource Code - 2122-186**

**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: 2 - Jody London and Noel Gallo  
Nay: 0  
Recused: 0  
Absent: 1 - Alice Spearman  
Preferential Aye: 0  
Preferential Abstention: 0  
Preferential Nay: 0

**10-0769****Project Budget, Key Code and Project Number - Centro Infantil CDC Fire Alarm Replacement Project**

Approval by the Board of Education of Resolution 0910-0212 - Authorizing and approving the New Project Budget, Key Code and Project Number for Centro Infantil CDC Fire Alarm Replacement Project in the amount of \$90,200.00.

**Resource Code - 2122-819**

**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: 2 - Jody London and Noel Gallo  
Nay: 0  
Recused: 0  
Absent: 1 - Alice Spearman  
Preferential Aye: 0  
Preferential Abstention: 0  
Preferential Nay: 0



[10-0770](#)**Project Budget, Key Code and Project Number - Golden Gate CDC Fire Alarm Replacement Project**

Approval by the Board of Education of Resolution 0910-0214 - Authorizing and approving the New Project Budget, Key Code and Project Number for Golden Gate CDC Fire Alarm Replacement Project in the amount of \$90,200.00

**Resource Code - 2122-814**

**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: 2 - Jody London and Noel Gallo  
Nay: 0  
Recused: 0  
Absent: 1 - Alice Spearman  
Preferential Aye: 0  
Preferential Abstention: 0  
Preferential Nay: 0

[10-0771](#)**Project Budget Increase - Cox Interim Housing Project**

Approval by the Board of Education of Resolution 0910-0145 - Authorizing and approving the Project Budget Increase for the Cox Interim Housing Project, in the additional amount of \$50,000.00, increasing the current budget amount from \$500,000.00 to \$550,000.00.

**Resource Code - 2122-186**

**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: 2 - Jody London and Noel Gallo  
Nay: 0  
Recused: 0  
Absent: 1 - Alice Spearman  
Preferential Aye: 0  
Preferential Abstention: 0  
Preferential Nay: 0

**Passed The Committee General Consent Report**

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: 2 - Jody London and Noel Gallo  
Nay: 0  
Recused: 0  
Absent: 1 - Alice Spearman  
Preferential Aye: 0  
Preferential Abstention: 0  
Preferential Nay: 0

**10-0779****Professional Services Agreement - Douglas Parking - Division of Facilities, Planning and Management Project**

Approval by the Board of Education of Professional Services Agreement between District and Douglas Parking, Oakland, CA, for the latter to provide District employee and guest parking space/lot located at the corner of Oak Street and Embarcadero West in the City of Oakland in conjunction with the Division of Facilities, Planning and Management Project for the period commencing May 13, 2010 and concluding no later than April 30, 2013 in an amount not to exceed \$281,080.80.

**Resource Code - 3030-121**

**Funding Source: State School Building Fund**

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

*Mr. White said the District does not have a policy of how it supports or does not support the need for its employees to park. He said this contract supports the demolition of the existing school sites and administrative office spaces on the Downtown Project to support the building of the four new educational programs (two CDC's, one elementary school and one high school). He said the intent of the contract is to mitigate the parking dilemma that will be caused by the demolition of the Harper Building. He said about 90 to 100 parking spaces will be taken away. He said the District had a long engagement with this community regarding the issues associated with building across the street and parking was one of the issues that affected the schools and the surrounding occupants of the Harper Building. Mr. White said they came up with several different strategies and landed upon this one to pay Douglas Parking to accommodate the District on a month to month basis for parking off site. He said if it the parking is not needed the District will not incur the cost with keeping the parking.*

*Director London said in District 1 some of the schools have parking issues because there is no parking for the teachers. She said teachers are getting parking tickets on a regular basis. She said for her this item raises an equity issue around some employees getting free parking and some employees have to pay because they are getting parking tickets from the City of Oakland.*

*Director Spearman asked why the Facilities Department did not contact the owners of the*

*parking lot at the Kaiser Center near the Museum for parking?*

*Mr. Nakadegawa said all available parking within a five block radius of the Downtown Educational Site was investigated. He said the City of Oakland informed the District they were about to start the 12th Street Redesign Project and the City will be using this lot as the staging area.*

*Chairperson Gallo said he feels we should provide the service to our employees affected by the Downtown Project. He said on the issue of other schools and their parking issues, he said he will work with Director London. Chairperson Gallo made a motion to adopt this item and Director Spearman second the motion.*

**A motion was made by Noel Gallo, seconded by Alice Spearman, that this matter be Recommended Favorably. The motion carried by the following vote:**

**Votes:** Adv Aye: 0  
 Adv Nay: 0  
 Adv Abstain: 0  
 Aye: 2 - Jody London and Noel Gallo  
 Nay: 0  
 Abstained: 1 - Alice Spearman  
 Recused: 0  
 Preferential Aye: 0  
 Preferential Abstention: 0  
 Preferential Nay: 0

## Roll Call (Secretary's Observation)

*Alice Spearman present at 4:35 P.M. after the committee had voted on the General Consent Report.*

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

## F. Unfinished Business



### 09-3145 District Facility and Real Property Asset Management Study

Presentation by the Facilities Department of an updated District Facility and Real Property Asset Management Study as of February 16, 2010.

**Attachments:** [Document\(s\)](#)  
[09-3145 - District Facility and Real Property Asset Management Study - Update - As of February 16 2010.pdf](#)

*Mr. White said Nate Gore, MK Think, will talk about what the next phase the Asset Management Analysis and what that will look like.*

*Mr. Gore said today he would refresh the committee on the process focusing on how the process works with the Facilities Department and how it will lend itself to decisions the Board will have to make. He said this phase of the process is getting the District to a point*

where information about the facilities and the disposition of facilities can be incorporated into the overall portfolio management process. He said the past 8 to 12 months has been the Asset Management framework and baseline specifics of the sites such as the way they are constructed, the size, the rooms and the physical assets. He said we are now moving into a phase focusing on three specific areas: Facility Fiscal Impact, Site Capacity and Neighborhood Alignment and Schools as the Center of Community Feasibility.

*Summary of presentation*

*Facility Fiscal Impacts - Facility operating expenses, deferred maintenance and risk of required major project.*

*School as the Center of Community Feasibility - Criteria development, feasibility assessment and pilot program development.*

*Director London said many of school sites have very old portable classrooms and she asked if there were any criteria for when Mr. Gore would recommend removal or replacement of the portables?*

*Mr. Gore said typically when a portable reaches 30 years of age, it is well beyond its useful life. He said if the portables aren't needed to support the proper capacity of that area, remove them.*

*Director London asked if the process would yield an inventory of all the District's portables and their age?*

*Mr. Gore said it would.*

*Director London asked for the time of completion for the project.*

*Mr. Gore said the plan is to have a preliminary ranking by July.*

*Director London said for her it would be more helpful to have this information by the end of May. She said in June the Board will be asked to make budget decisions.*

*Chairperson Gallo said the timeline needs to be moved up. He said he wants to make sure the information the Board gets is used to make the right choices District-wide.*

*Mr. White talked about the question raised regarding portables. He said the last couple of Bond Measures were intended to remove some of the portables from school sites. He said the decline in enrollment gives the District an opportunity to remove portables from the campuses recovering lost play space for the students.*

**Discussed**



**[10-0175](#)**

**Proposed Amendment No. 1 To The Joint Facilities Use Agreement Between City of Oakland - District - Year Round Schools Playground Access**

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\(s\)](#)

*Mr. White said the City's proposal to use our property as play space having the school sites open for public access after hours and on the weekends was reported back to the Joint Use Committee. He said he does not see a need to carry this item forward on any future agenda. He said the next step proposed by Delsley Brooks, Chairperson of the Life Enrichment Committee, was to have individual Board Members approached by their counterpart on the City Council to have direct discussions with them on how best to proceed.*

*Director London said she has asked that this issue and the issue of safety around our schools be addressed in the Education Partnership. She said Board Members have been informed by their counterpart on the City Council that the City's priority is the Promise Neighborhood Initiative. She said the discussion about parking and the City potentially selling parking tickets would be another option to include. Director London said she would contact Councilperson Brooks and if it is possible to schedule a meeting.*

*Chairperson Gallo said this item will be taken off the agenda until Director London comes back with a proposed plan.*

**Tabled**



### **10-0625**

#### **Development of Multi-Campus Solar Project and Multi-Campus Efficiency Improvement Project (Revised)**

Approval by the Board of Education of recommendation to proceed with development of Multi-Campus Solar Project and Multi-Campus Efficiency Improvement Project, subject to District compliance with any and all regulatory and statutory requirements for project(s) approvals including further actions by Board of Education.

**Attachments:** [Document\(s\)](#)  
[10-0625 - Development of Multi-Campus Solar Project and Multi-Campus Efficiency Improvement Project \(Revised\).ppt](#)

*Mr. White said this item was heard at the last Facilities Committee Meeting where proposed funding for solar projects by an allocation from Clean Renewable Energy Bonds the District received. He said the benefits of energy efficiency was discussed with this committee and the desire to incorporate energy efficiency as a scope of any type of project going forward dealing with sustainable power and a reduction in energy costs.*

*Director Spearman said when the RFP's go out for this item they should consider having an apprenticeship component in this project requiring 30% of the apprenticeship positions to be current District students.*

*Mr. White said Director Spearman's suggestion was a great idea and he said some large vendors have expressed an interest.*

**Tabled**

**10-0685 2009 Measure "B" Expenditure Report**

Presentation of 2009/2010 Measure B Expenditure Report as of April 6, 2010.

**Funding Source: General Obligation Bond-Measure B**

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

*A cumulative Measure "B" Report will be presented under New Business.*

**Tabled**

**10-0686 2007 City of Oakland Fairness In Purchasing and Contracting Disparity Study**

Presentation of a Report by the Facilities Department or designee on the 2007 City of Oakland Fairness In Purchasing and Contracting Disparity Study - Executive Summary and Detailed Report, regarding such, and consideration of any proposals related thereto, if any.

**Attachments:** [Document\(s\)](#)  
[2007 City of Oakland Fairness In Purchasing and Contracting Disparity Study.pdf](#)

*Mr. White said this committee asked about the District performing a Disparity Study. He said those perceived inequities are out there because the District increased participation in those areas where the District believes it had a lack of participation of small and local vendors. He said in support of the request and not incurring a cost to do our own study, he said he was submitting for committee review the 2007 City of Oakland Disparity Study.*

*Director London said what she was expecting to see in the report was a need for a certain number of union trade positions and hard numbers and she said she did not see that in the report.*

*Mr. White said the study did look at areas across vendors and made a determination that the City of Oakland at the time of this study had not done a great job reaching out and capturing available work forces in certain categories. He said as a result of that failure the Disparity Study made a recommendation in terms of some goals to capture those businesses.*

**Discussed**

## G. New Business

**10-0786 Presentation of 2009/2010 Measure B Expenditure Report as of April 21, 2010**

Presentation of 2009/2010 Measure B Expenditure Report as of April 21, 2010.

**Funding Source: General Obligation Bond-Measure B**

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

*Charles Love, Facilities Department, reviewed the Measure "B" expenditures as of April 21, 2010. He said the approved working budget has increased from \$75,000 to \$391.9 million due to an increase in the Downtown Educational Complex budget. He said the*

working budget projected savings is \$12 million dollars, a decrease of \$2.3 million dollars due to the addition of the Cleveland Elementary School modernization in fiscal year 2006/07. He said last year the Facilities Department did an internal audit of all projects on the Measure "B" listing and it was determined at that time the Cleveland Elementary Modernization Project should be included in the Measure "A" Project Listing. He said they later found out that information was incorrect and that amount was added back to Measure "B". The total Bond projected through 2013 is \$43 million dollars. The April 21, 2010 year to date spending is \$36 million, an increase of \$3.4 million over the March 31, 2010 total with the bulk coming from the construction phase.

Director Spearman asked what pre-design work was being done at McClymonds High School?

Mr. White said there was modernization planned at McClymonds High School. He said although the District has not done the work, the work was associated with the three small schools. He said since that time there has been a discussion whether or not to proceed with a culinary kitchen and some other program elements. He said the project has not moved forward.

Director Spearman said she was of the understanding the Culinary Arts at McClymonds High School was being closed and she said this needs to be discussed.

Mr. White said he believes there was a discussion about whether or not the District should spend the money at McClymonds High School to support the program. He said he believes this discussion took place at the Teaching and Learning Committee and that discussion may have taken place in the Facilities Committee prior to Director Spearman becoming a member of the Facilities Committee. He said he believes the resolution was for the project not to go forward. He said there was a strategy to use an existing culinary kitchen that existed at Foster Middle School as opposed to using the money to build out the program at McClymonds High School and that the program would become a part of the Regional Occupation Program (ROP).

Director Spearman said she recalls that discussion taking place before the Board had control over the Teaching and Learning Committee. She said it never came before this Board and there is still time for good discussion if the Board wants to close that type of program. Director Spearman asked what plans are there for Explore Middle School since the school is being closed in June 2010.

Mr. White said in the pre-design category there have been no charges for Explore Middle School. He said if the District is not going to use the school the department will come back to the Board and have the money disencumbered. He said until there is an expressed action from the Board, they just carry the project on the list.

Director London asked if the District has seen any money returned to the Measure "B" Fund. She said the District has been waiting to receive some reimbursements from the State Williams' Complaints.

Mr. White said the District has the expectation of receiving another \$6.5 million dollars from the ERP Program.

*Mr. Love said those funds would not be reflected in the Measure "B" Report.*

*Director London said she thought when money was spent out of Measure "B" and the District was reimbursed for the repairs, she said she thought the money would be returned to Measure "B" funds.*

*Mr. White said he would provide clarification regarding reimbursements the District receives from Williams' Complaints at the next committee meeting. He noted the projects on this list are funded out of a fund account set up by the county for all Bond expenditures called Fund 21. He said the State has set up Fund 35 for accounting purposes. He said the money is not put back into the same fund that we carry the General Obligation Bond in but the money is in a School Facilities Program account under Program 35. He said the funds are sitting in that fund and they will be used for capital expenditures.*

*Director Spearman asked for an explanation about fire alarm replacement contracts.*

*Mr. White said the District has old infrastructures. He said the systems have to be kept up to code and in many cases he said the fire alarm systems expanded when the District did not have the funding to replace and upgrade to today's standards. He said there is a list of school sites that are in need of repair. He said the fire alarm replacements were carried from Measure "A" though Measure "B".*

*Director Spearman requested a report regarding all District fire alarm systems for the next committee meeting.*

*Leroy Stokes, Director of Building & Grounds Department (B&G), said a survey was done on all fire alarm systems in the District. He said the B&G Department prioritized the fire alarm systems that needed addressing immediately and that is why you are seeing contracts for repair on the agendas.*

#### **Discussed**



#### **10-0895**

#### **Proposed Elimination of 14 FTES Positions - Buildings and Grounds Department - Fiscal Year 2010-11**

Discussion and possible adoption of a recommendation to the Board of Education pertaining to the proposed elimination of 14 FTEs, as specified in the Superintendent's Report to the Board of Education on April 28, 2010, for lack of funds, in the Buildings and Ground Department for Fiscal Year 2010-2011 and its prospective impact on maintenance of District facilities.

**Attachments:** [10-0895 - Proposed Elimination of 14 FTES Positions - Buildings and Grounds Department - Fiscal Year 2010-11.xls](#)

*Mr. White said the proposed elimination of 14 Full Time Equivalent (FTE's) positions in the Building & Grounds Department for 2010-2011 is an issue that came from the proposed reductions/recommendations from the Superintendent that will be discussed and voted on at the Board Meeting tomorrow night. Mr. White thanked Chairperson Gallo for his concern about the FTE's and for taking a leadership role in looking at other opportunities for funding that may exist to keep the positions on board. He said the concern is the school district's performance in the upkeep and maintenance of its school sites do not slip to its pre 2003 era when the schools were in a state of disarray. He said*



given the cut of 14 FTE's, that performance expectation could not be met. He said the item is for discussion associated with the possibility of finding a way to fund those FTE's out of money other than the General Fund. He said the original fund recommendation was Measure "B" funds and there were discussions with the Chief Financial Officer, the Superintendent, Legal Counsel and Chair of the Facilities Committee to do so. He said after many discussions, a secondary option of funding came about. He said of the 14 FTE's eight (8) positions are vacancies. He said to cover the cost of the remaining six (6) FTE's will cost about \$534,000 annually. He said what is proposed by Chairperson Gallo is that the Facilities Department can carry these positions to maintain our facilities over the next three years. Hopefully as times improve, the District will get to a point where it has the financial ability to carry these position back on the General Fund.

Director Gallo said he wants to maintain the six (6) positions. He said it falls within the Board's core values as the Board talks about its strategic planning. He said we have our schools in a situation that we can be proud of but we need to maintain what we have invested in over the years. He said the public's expectation would be whatever the District built and improved we should be able to maintain. He said these positions are critical to achieving that

Director London said what she found most alarming is if the 14 positions were cut, the District's ability to respond to emergencies would go from 24 hours to 72 hours.

Mr. Stokes said the department must have adequate staff to respond to emergencies within 24 hours. He said by keeping these six positions the District can maintain the 24 hour response time to emergencies.

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

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

*There were no public speaker cards submitted.*

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

*Mr. White said at the next Facilities Committee meeting he would present a report address the parking issues at Claremont Middle School.*

**J. Introduction of New Legislative Matter**

*Agenda items for the next committee meeting.*

- 1. Mr. White will make a presentation regarding the parking issues at Claremont Middle School.*
- 2. A report on the Local Vendor Policy which was recently presented at the Finance and Human Resources Committee.*
- 3. A formal report from Mr. White clarifying reimbursements the District receives from the State (Williams Settlement) that used Measure "B" funds for the repairs.*
- 4. A report on Explore Middle School funds that were reported on the May 5, 2010 Measure "B" Expenditure report in the Pre-design column.*
- 5. A report on District-wide fire alarm systems.*
- 6. Report on the McClymonds Pre-design from the Measure "B" Expenditure Report dated 5/4/2010.*

**K. Adjournment**

*Chairperson Gallo adjourned the meeting at 5:56 P.M.*

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

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