Oakland Unified School District

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Agenda (Long)

Tuesday, June 14, 2011 4:30 PM



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

Facilities Committee

Noel Gallo, Chairperson Jody London, Vice Chairperson Alice Spearman, Member Facilities Committee Agenda (Long) June 14, 2011

A. Call to Order

B. Roll Call

C. Speaker Request Cards/Modification(s) To Agenda

Members of the public may address the Committee on any item listed on this agenda, for three minutes per person or less, depending on the number of speakers for the item, by filing a Speaker's Card, clearly identifying the item listed on the agenda, by legislative file number, alpha and/or title. A separate Speaker Card is required for each agenda item, except any and/or all items listed under the Committee General Consent Report items are treated as a single item. All Speaker Cards for any and all agenda items for this meeting must be in the hands of the Committee staff or the Chairperson by the time the Committee has reached this point in the agenda of the meeting. A Speaker card submitted after this point will be "filed."

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that an agenda item or legislative file will be considered out of order, that consideration of an item has been withdrawn, postponed, rescheduled or "pulled" off of the Committee General Consent Report for seperate discussion and possible action.

D. Adoption of Committee Minutes

E. Adoption of the Committee General Consent Report

"Adoption of the Committee General Consent Report" "means that all items appearing under this topic are approved in one motion unless a Member of the Committee requests that an item be removed and voted on separately or otherwise acted upon. Generally, these items are routine in nature, and are acted upon in one motion to conserve time and permit focus on other-than-routine legislative items on the agenda.



<u>11-1378</u>

Professional Services Facilities Contract - AEKO - Division of Facilities, Planning and Management Project

Approval by the Board of Education of Professional Services Facilities Contract between District and AEKO, Oakland, CA, for the latter to provide support services for all components on the Local Area Network (LAN) within the Division of Facilities, Planning and Management, 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 July 1, 2011 and concluding no later than June 30, 2012 in an amount not to exceed \$105,600.00.

Resource Code - 2122-918

Funding Source: GO Bond Measure A

Attachments: Document(s)



11-1379

Agreement for Architectural Services - Gelfand Partners - Whittier Elementary School Modernization Project

OE-10

Approval by the Board of Education of Agreement for Architectual Services between District and Gelfand Partners, San Francisco, CA, for the latter to provide architectural and engineering design services for the replacement of portable classrooms with a two-story 10 (1) classroom building in conjunction with the Whittier Elementary School Modernization Project for the period commencing June 23, 2011 and concluding no later than December 31, 2013 in an amount not to exceed \$1,225,400.00.

Resource Code - 2122-163

Funding Source: GO Bond-Measure B

Attachments: Document(s)



11-1380 Agreement for Architectural Services Agreement - HKIT Architects - Sobrante Park Elementary School Modernization Project

OE-10

Approval by the Board of Education of Agreement for Architectural Services between District and HKIT Architects, Oakland, CA, for the latter to provide architectural and engineering consulting services including CH PS Verification pursuant to proposal dated April 25, 2011 and revised May 3, 2011, incorporated herein by reference as though fully set forth, for the modernization of a one-story concrete building in conjunction with the Sobrante Park Elementary School Modernization Project for the period commencing June 22, 2011 and concluding no later than December 31, 2014 in an amount not to exceed \$852,500.00.

Resource Code - 2122-154

Funding Source: GO Bond-Measure B

Attachments: Document(s)



11-1391 Professional Services Facilities Contract - Ninyo & Moore - McClymonds Youth and Family Center

Approval by the Board of Education of Professional Services Facilities Contract between District and Ninyo & Moore, Oakland, CA, for the latter to provide hazardous material services: scope includes sampling, lab analysis, reporting lab results, abatement specifications, and monitoring of abatement construction activities in conjunction with the McClymonds Youth and Family Center for the period commencing June 23, 2011 and concluding no later than December 31, 2011 in an amount not to exceed \$9,869.00.

Resource Code - 0000-303

Funding Source: HRSA Federal Grant

Attachments: Document(s)



11-1392 Agreement for Architectural Services - ZFA Structural Engineers - Named Schools - Seismic Retrofit Project

OE-10

Approval by the Board of Education of Agreement for Architectural Services between District and ZFA Structural Engineers, San Francisco, CA, for the latter to provide professional architectural services for seismic retrofit of the District school buildings specified in Exhibit "A" at Oakland Technical High School, Montera Middle School, and King Estates Middle School, for the period commencing June 23, 2011 and concluding no later than June 30, 2012 in an amount not to exceed \$532,000.00.

Resource Code - 2122-918

Funding Source: GO Bond Measure B

Attachments: Document(s)



11-1402 Amendment No.1, Professional Services Facilities Contract - Jensen-Van Lienden - Highland New Building Project

OE-10

Approval by the Board of Education of Amendment No. 1, Professional Services Facilities Contract between District and Jensen-Van Lienden, Berkeley, CA, for the latter to provide additional Contract Administration of the Geotechnical activities including but not limited to the following: monitor and provide support for all earthwork, directional soil tests and analysis from the special inspection testing lab in conjunction with the Highland New Building Project, in an additional amount not to exceed \$3,000.00, increasing the Contract not to exceed amount from \$3,500.00 to \$6,500.00 and extending the contract period of October 15, 2009 through December 31, 2010 to December 31, 2012. All other terms and conditions of the Contract remain in full force and effect.

Resource Code - 2122-126

Funding Source: GO Bond-Measure B

Attachments: Document(s)



11-1403

OE-10

OE-10

Amendment No. 3, Professional Services Facilities Contract - Loving & Campos Architects, Inc. (LCA) - Lowell Middle School Modernization Project

Approval by the Board of Education of Amendment No. 3, Professional Services Facilities Contract between District and Loving & Campos Architects, Inc. (LCA), Walnut Creek, CA, for the latter to provide additional modifications to drawings and specifications including calculations and Division of State Architect (DSA) approval for changing non-load bearing wood stud walls and soffits to metal studs in conjunction with the Lowell Middle School Modernization Project in an additional amount not to exceed \$83,133.00, increasing the Contract not to exceed amount from \$1,102,700.00 to \$1,185,833.00, for the period September 10, 2009 through December 30, 2012. All other terms and conditions of the Contract remain in full force and effect.

Resource Code - 2122-204

Funding Source: GO Bond-Measure B

Attachments: Document(s)



11-1404

Amendment No. 1, Professional Services Facilities Contract
- Oakley & Oakley Architects - Hintil KUU CDC

Replacment Project

Approval by the Board of Education of Amendment No. 1, Professional Services Facilities Contract between District and Oakley & Oakley Architects, Oakland, CA, for the latter to provide additional design services to make the following changes (after the project was fully designed): eliminate the new W. access road; revise the site plan and parking lot layout; and a resource room to the building; relocate the main office/entry/staff lounge to the opposite side of the building to accommodate the entrance being moved to the East side of the building in conjunction with the Hintil KUU CDC Replacement Project in an additional amount not to exceed \$33,185.00, increasing the Contract not to exceed amount from \$336,500.00 to \$369,685.00, for the period of Dece,ber 17, 2009 through December 31, 2011. All other terms and conditions of the Contract remain in full force and effect.

Resource Code - 2122-840

Funding Source: GO Bond-Measure B

Attachments: Document(s)



11-1405

Amendment No. 3, Professional Services Facilities Contract
- Studio Perez - Elmhurst Middle School Modernization

Project

Approval by the Board of Education of Amendment No. 3, Professional Services Facilities Contract between District and Studio Perez, San Francisco, CA, for the latter to provide scoping items and conceptual costs documentation for work that qualifies as "Williams" grant funding in conjunction with the Elmhurst Middle School Modernization Project in an additional amount not to exceed \$4,750.00, increasing the Contract not to exceed amount from \$551,680.00 to \$556,430.00, for the period April 1, 2007 through December 31, 2009. All other terms and conditions of the Contract remain in full force and effect.

Resource Code - 2122-202

Funding Source: GO Bond-Measure B

Attachments: Document(s)



11-1406

Amendment No. 5, Professional Services Facilities Contract - Studio Perez - Elmhurst Middle School Modernization Project

Approval by the Board of Education of Amendment No. 5, Professional Services Facilities Contract between District and Studio Perez, San Francisco, CA, for the latter, to provide additional architectural services to modify the fire alarm design electrical drawings to include additional fire alarm detection devices, support connection of the new fire alarm system to the fire alarm devices in the future campus Health Center and provide consulting services related to poor soils conditions at the electrical trenches, fire alarm trenches and exterior ramp foundation locations in conjunction with the Elmhurst Middle School Modernization Project in an additional amount not to exceed \$5,358.00, increasing the Contract not to exceed amount from \$560,065.00 to \$565,423.00

and extending the contract period of April 1, 2007 through December 31, 2008 to December 31, 2012. All other terms and conditions of the Contract remain in

Resource Code - 2122-202

full force and effect.

Funding Source: GO Bond-Measure B

Attachments: Document(s)



11-1407

OE-10

OE-10

Change Order No. 2 - Alten Construction - Elmhurst Middle School Modernization Project

Approval by the Board of Education of Change Order No. 2 to Construction Contract with Alten Construction, Richmond, CA, for the latter to provide added framing under transformer, added acoustic ceiling in the women's restroom and additional metal stud framing at windows in conjunction with the Elmhurst Middle School Modernization Project in the additional amount of \$5,694.00, increasing the Agreement from \$4,514,750.00 to \$4,520,444.00. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-202

Funding Source: GO Bond-Measure B

Attachments: Document(s)



11-1408 Change Order No. 2 - Alten Construction - Montera Middle School Modernization Project

OE-10

Approval by the Board of Education of Change Order No. 2 to Construction Contract with Alten Construction, Richmond, CA, for the latter to ASI #6 - intrusion alarm changes, RFI #128 - (E) conduits at widened door openings rooms 101D and 101E, ASI #5 - Fire Alarm Changes in conjunction with the Montera Middle School Modernization Project in the additional amount of \$33,160.00, increasing the Agreement from \$6,598,410.00 to \$6,631,570.00. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-211

Funding Source: GO Bond-Measure B

Attachments: Document(s)



11-1409 Change Order No. 2 - Angottti & Reilly - Stonehurst Restroom Modernization Project

OE-10

Approval by the Board of Education of Change Order No. 2 to Construction Contract with Angottti & Reilly, San Francisco, CA, for the latter to relocate fire sprinkler at A08 and A09; additional demo and patch below C Rooms; time clocks and various other items described herein in conjunction with the Stonehurst Restroom Modernization Project, resulting in reduction in costs in the amount of \$21,851.34, decreasing the Agreement from \$471,098.19 to \$449,246.85. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 3030-155

Funding Source: County School Facilities Fund

Attachments: Document(s)



11-1410 Change Order No. 3 - Evans Brothers, Inc. - Downtown Educational Complex Site Work Contract

OE-10

Approval by the Board of Education of Change Order No. 3 to Construction Contract with Evans Brothers, Inc., Livermore, CA, for District credit for work not performed by contractor in conjunction with the Downtown Educational Complex Site Work Contract in the amount of \$49,232.00, decreasing the Agreement from \$1,004,769.00 to \$955,537.00. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-121

Funding Source: GO Bond-Measure B

Attachments: Document(s)



<u>11-1411</u>

OE-10

Change Order No. 6 - West Bay Builders, Inc. - Cox New Classroom Building Project

Approval by the Board of Education of Change Order No. 6 to Construction Contract with West Bay Builders, Inc., Novato, CA, for the latter to provide overtime premium portion for canopy installation, RFI #402 - path of travel modifications, RFI #180 and 372R2 - gas line troubleshooting and water line relocation and various other items described herein in conjunction with the Cox New Classroom Building Project in the additional amount of \$49,933.00, increasing the Agreement from \$11,831,578.00 to \$11,881,511.00. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-110

Funding Source: GO Bond-Measure B

<u>Attachments:</u> Document(s)



11-1412

Change Order No. 2 - West Bay Builders, Inc. - Oakland High School Modernization Project

OE-10

Approval by the Board of Education of Change Order No. 2 to Construction Contract with West Bay Builders, Inc., Novato, CA, for the latter to pay premium portion overtime costs, modify (e) locker doors, reprogram intrusion keypad, credit for lock model change due to lead time and various other items described herein in conjunction with the Oakland High School Modernization Project in the amount of \$21,583.00, increasing the Agreement from \$21,268,948.00 to \$21,290,531.00. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-304

Funding Source: GO Bond-Measure B

Attachments: Document(s)



11-1415

OE-10

Amendment No. 1, Professional Services Facilities Contract - Anthonio, Inc. - Montera Middle School Modernization Project

Approval by the Board of Education of Amendment No. 1, Professional Services Facilities Contract between District and Anthonio, Inc., Oakland, CA, for the latter to provide additional Division of State Architect (DSA) inspection services for the remaining portion of the modernization, including project closeout; covers tracking and monitoring anticipated Time and Material work during period which excludes overtime and punchlist inspections in conjunction with the Montera Middle School Modernization Project in an additional amount not to exceed \$13,659.00, increasing the Contract not to exceed amount from \$143,550.00 to \$157,209.00, for the period June 10, 2010 through January 26, 2012. All other terms and conditions of the Contract remain in full force and effect.

Resource Code - 2122-211

Funding Source: GO Bond-Measure B

Attachments: Document(s)



11-1416 Amendment No. 1, Professional Services Facilities Contract

OE-10

- Geosphere Consultants, Inc. - Montclair New Classroom Building Project

Approval by the Board of Education of Amendment No. 1, Professional Services Facilities Contract between District and Geosphere Consultants, Inc., Oakland, CA, for the latter, due to changes in project scope, to provide additional compaction testing for underground backfill and sub base for new asphalt in conjunction with the Montclair New Classroom Building Project in an additional amount not to exceed \$12,000.00, increasing the Contract not to exceed amount from \$6,600.00 to \$18,600.00, and extending the contract period of April 15, 2010 through March 1, 2011 to September 15, 2011. All other terms and conditions of the Contract remain in full force and effect.

Resource Code - 2122-211

Funding Source: GO Bond-Measure B

Attachments: Document(s)



11-1417 Amendment No. 1, Professional Services Facilities Contract

OE-10

- Ninyo & Moore - Havenscourt Interim Dining Project

Approval by the Board of Education of Amendment No. 1, Professional Services Facilities Contract between District and Ninyo & Moore, Oakland, CA, for the latter, due to changes in project scope, to provide additional materials testing and inspection services in conjunction with the Havenscourt Interim Dining Project in an additional amount not to exceed \$13,410.00, increasing the Contract not to exceed amount from \$5,055.00 to \$18,465.00, for the period April 12, 2011 through June 30, 2011. All other terms and conditions of the Contract remain in full force and effect.

Resource Code - 2122-207

Funding Source: GO Bond-Measure B

Attachments: Document(s)



11-1418 Amendment No. 1, Professional Services Facilities Contract

- Ninyo & Moore - Elmhurst Middle School Modernization

Project

Approval by the Board of Education of Amendment No. 1, Professional Services Facilities Contract between District and Ninyo & Moore, Oakland, CA, for the latter, due to changes in project scope, to provide additional materials testing and inspection services in conjunction with the Elmhurst Middle School Modernization Project in an additional amount not to exceed \$6,500.00, increasing the Contract not to exceed amount from \$21,104.00 to \$27,604.00, for the period January 27, 2011 through December 31, 2011. All other terms and conditions of the Contract remain in full force and effect.

Resource Code - 2122-202

Funding Source: GO Bond-Measure B

Attachments: Document(s)



<u>11-1419</u>

Amendment No. 2, Professional Services Facilities Contract - Ninyo & Moore - Downtown Educational Complex Project

OE-10

Approval by the Board of Education of Amendment No. 2, Professional Services Facilities Contract between District and Ninyo & Moore, Oakland, CA, for the latter, due to changes in project scope, to extend time only for performance of services in conjunction with the Downtown Educational Complex Project and extending the contract period of May 1, 2009 through June 23, 2011 to June 23, 2012, at no additional cost to the District. All other terms and conditions of the Contract remain in full force and effect.

Resource Code - 3535-121

Funding Source: County School Facilities Fund

Attachments: Document(s)



11-1420

Amendment No. 1, Professional Services Facilities Contract

- Playgrounds Unlimited - District-wide Playground Inspections Project

Approval by the Board of Education of Amendment No. 1, Professional Services Facilities Contract between District and Playgrounds Unlimited, Sunnyvale, CA for the latter, due to changes in project scope, to provide demolition of existing play structure matting, associated asphalt and concrete and pruning existing tree root; demolition of boundary PIP at North play structure and adjacent asphalt concrete; installing the new PIP play matting at South play structure and boundary PIP at North play structure; purchase and placement of children's exterior tables with vinyl covered metal in conjunction with the Tubman CDC in an additional amount not to exceed \$31,084.14, increasing the Contract not to exceed amount from \$37,473.25 to \$68,558.39, for the period December 1, 2010 through January 15, 2011. All other terms and conditions of the Contract remain in full force and effect.

Funding Source: GO Bond-Measure B

<u>Attachments:</u> Document(s)



<u>11-1426</u>

OE-10

Professional Services Facilities Contract - AE3 Partners - Webster Academy Renovation Project

Approval by the Board of Education of Professional Services Facilities Contract between District and AE3 Partners, Oakland, CA, for the latter to provide architectural and engineering service for the kitchen addition project in conjunction with the Webster Academy Renovation Project for the period commencing June 23, 2011 and concluding no later than December 31, 2012 in an amount not to exceed \$65,098.00.

Resource Code - 2122-162

Funding Source: General Obligation Bond-Measure B

Attachments: Document(s)



11-1427

Professional Services Facilities Contract - Bridges Consultant - Division of Facilities, Planning and Management Project

OE-10

Approval by the Board of Education of Professional Services Facilities Contract between District and Bridges Consultant, Oakland, CA, for the latter to provide direction of the Labor Compliance Program abiding by the State of California requirements for Assembly Bill 1506; and to execute and manage all moves for District, 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 Division of Facilities, Planning and Management Project for the period commencing July 1, 2011 and concluding no later than June 30, 2012 in an amount not to exceed \$93,600.00.

Resource Code - 2122-918

Funding Source: General Obligation Bond-Measure B

Attachments: Document(s)



11-1428

Professional Services Facilities Contract - SCA Environmental - Madison Middle School Modernization Project

OE-10

Approval by the Board of Education of Professional Services Facilities Contract between District and SCA Environmental, Oakland, CA, for the latter to provide hazardous material identifications (asbestos, lead-based paints), specifications, and an abatement work plan and abatement monitoring in conjunction with the Madison Middle School Modernization (New HVAC Unit) Project for the period commencing June 23, 2011 and concluding no later than March 12, 2012 in an amount not to exceed \$3,110.00.

Resource Code - 2122-215

Funding Source: General Obligation Bond-Measure B

Attachments: Document(s)



11-1430

OE-10

Small Construction Contract - Tri-Signal Integration - Redwood Heights Fire Alarm Replacement Project

Approval by the Board of Education of Small Construction Contract between District and Tri-Signal Integration, San Leandro, CA, for the latter to provide and install conduits for motion detectors and sirens in the cafeteria, provide and install conduits for sirens in the portables and bathrooms, 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 Redwood Heights Fire Alarm Replacement Project for the period commencing June 23, 2011 and concluding no later than December 31, 2012 in an amount not to exceed \$16,998.00.

Resource Code - 2122-148

Funding Source: General Obligation Bond-Measure B

Attachments: Document(s)

F. Unfinished Business



11-1265

Professional Services Facilities Contract - Davillier-Sloan - Division of Facilities, Planning and Management Project

OE-10

Approval by the Board of Education of Professional Services Facilities Contract between District and Davillier-Sloan, Oakland, CA, for the latter to provide a full range of services related to the Project Labor Agreement (PLA) with a primary focus on local hiring and local capacity building and labor relations and dispute resolution services, 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 Division of Facilities, Planning and Management Project, for the period commencing July 1, 2011 and concluding no later than June 30, 2012 in an amount not to exceed \$180,000.00.

Resource Code - 2122-918

Funding Source: GO Bond-Measure B

Attachments: Document(s)

11-1265 - Project Labor Agreement Progress Report - June 2011.ppt 11-1265 - Project Labor Agreement Progress Report - June 2011.pdf

Legislative History

6/1/2011 Facilities Committee Tabled to a Date

Certain

G. New Business



11-1381 Professional Services Facilities Contract - School Facility Consultants - Division of Facilities, Planning and Management Project

OE-10

Approval by the Board of Education of Professional Services Facilities Contract between District and School Facility Consultants, Sacramento, CA, for the latter to assist the District on an ongoing basis to determine and acquire State funding eligibility for new school construction, the modernization of existing school facilities and joint-use projects under the School Facility Program and to provide other services described in the Scope of Work, incorporated herein by reference as though fully set forth, in conjunction with the Division of Facilities, Planning and Management for the period commencing July 1, 2011 and concluding no later than June 30, 2012 in an amount not to exceed \$150,000.00.

Resource Code - 2122-918

Funding Source: GO Bond Measure B

Attachments: Document(s)



11-1414 District Educational Specifications Part III - Classroom Requirements 9-12

OE-10

Adoption by the Board of Education of District Educational Specifications Part III: Classroom Requirements, 9-12.

Attachments: Document(s)

11-1414 - District Educational Specifications Part III - Classroom

Requirements 9-12.pdf



11-1429

Professional Services Facilities Contract - The L and L Group - Division of Facilities, Planning and Management Project

OE-10

Approval by the Board of Education of Professional Services Facilities Contract between District and The L and L Group, Oakland, CA, for the latter to provide an Executive Summary to initiate, complete and submit Grants and to create new methodologies to explore interactive new ways to increase revenue for the Oakland Unified School District in conjunction with the Division of Facilities, Planning and Management Project for the period commencing July 1, 2011 and concluding no later than June 30, 2012 in an amount not to exceed \$132,380.00.

Resource Code - 2122-918

Funding Source: General Obligation Bond-Measure B

Attachments: Document(s)

11-1643 Update Report - Brookfield Playground

OE-10

Presentation by the Assistant Superintendent of Facilities of an updated report on plan to address identified issues regarding Brookfield Elementary School. Playyard.

Facilities Committee Agenda (Long) June 14, 2011

X

11-1651 Glenview Elementary School - Facilities Project

OE-10

Report from the Assistant Superintendent, Facilities on a preliminary facilities project work plan for Glenview Elementary School to improve/replace portables on site due to seismic safety, teaching/learning conditions and enrollment growth including providing a qualified "Engineering Inspection" with defined cost estimates, funding sources and timelines.

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

This section of the agenda provides an opportunity for a member of the Public, for three minutes per person, or less, depending on the number of speakers, to directly address the Committee on any item of interest to a member of the Public that is not on the current agenda, but is within the subject matter jurisdiction of the Committee. Minutes are not transferrable from speaker to speaker. This item is limited to a total of forty-five (45) minutes. The Committee may not discuss or take any action on a non-agenda item not appearing on the posted agenda for this meeting, except the Committee or staff may briefly respond to a statement made or questions posed by a member of the public, as authorized by law. In addition, on their own initiative or in response to questions posed by the public, a member of the Committee or its staff may ask a question for clarification, make a brief announcement, or make a brief report of his or her own activities.

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

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

J. Introduction of New Legislative Matter

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

K. Adjournment