

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)

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

A. Call to Order

Chairperson Noel Gallo called the meeting to order at 4:42 P.M.

B. Roll Call

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

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

Assistant Superintendent Timothy White requested Legislative File ID 11-1429 be tabled.

D. Adoption of Committee Minutes

None.

E. Adoption of the Committee General Consent Report

None.



[11-1378](#)

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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Noel Gallo and Jody London
Nay: 0
Recused: 0

Absent: 1 - Alice Spearman
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**11-1379****Agreement for Architectural Services - Gelfand Partners - Whittier Elementary School Modernization Project**

Approval by the Board of Education of Agreement for Architectural 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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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

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

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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0

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

**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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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

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

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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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



11-1402

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

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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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



11-1403

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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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



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 December 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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Noel Gallo and Jody London

Nay: 0
Recused: 0
Absent: 1 - Alice Spearman
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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

**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 full force and effect.

Resource Code - 2122-202

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

**11-1407****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\(s\)](#)**This Matter was Recommended Favorably on the Consent Agenda.**

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

**11-1408****Change Order No. 2 - Alten Construction - Montera 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 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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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



11-1409

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

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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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

Preferential Nay: 0

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

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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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

**11-1411****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

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

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Noel Gallo and Jody London
Nay: 0
Recused: 0

Absent: 1 - Alice Spearman
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**11-1412****Change Order No. 2 - West Bay Builders, Inc. - Oakland High School Modernization Project**

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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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

**11-1415****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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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



11-1416

Amendment No. 1, Professional Services Facilities Contract - 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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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



11-1417

Amendment No. 1, Professional Services Facilities Contract - 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\(s\)](#)**This Matter was Recommended Favorably on the Consent Agenda.**

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

**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\(s\)](#)**This Matter was Recommended Favorably on the Consent Agenda.**

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

**11-1419****Amendment No. 2, Professional Services Facilities Contract - Ninyo & Moore - Downtown Educational Complex Project**

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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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



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

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

This Matter was Recommended Favorably on the Consent Agenda.

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

Preferential Nay: 0

**11-1426****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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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

**11-1427****Professional Services Facilities Contract - Bridges Consultant - Division of Facilities, Planning and Management Project**

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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Noel Gallo and Jody London
Nay: 0

Recused: 0
Absent: 1 - Alice Spearman
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**11-1428****Professional Services Facilities Contract - SCA Environmental - Madison Middle School Modernization Project**

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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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

**11-1430****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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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

F. Unfinished Business



[11-1265](#)

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

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](#)

Project Labor Agreement which includes project stability [no strikes and no lockouts], the Alternative Dispute Resolution Process, the availability of a skilled work force, and local hiring.

Local Hiring Program

- 1. The goal is 50% of all hours worked will be worked by Oakland residents on a craft by craft basis if the workers are willing and capable to work on the projects.*
- 2. Twenty percent of all hours are to be worked by apprentices if apprentices are willing and capable to work on the projects.*
- 3. One hundred percent of the apprentices will be residents of Oakland if the workers are willing and capable of working on the projects and a maximum of District graduates.*
- 4. Thirty two percent of all hours worked by Oakland residents; fifteen percent of all hours worked by apprentices; forty seven percent of all apprentices hours are being worked by Oakland residents.*

Mr. Sloan said the Project Labor Agreement started in 2004, local workers were getting six percent of all the hours. In 2008, local workers received 25% of all hours worked and apprentices received 15.2% hours and 42% of the apprentices hours went to Oakland residents. In 2001, 32% of the hours overall went to Oakland residents, 15% for apprentices and 47% of the apprentice hours went to Oakland residents.

Challenges of the Project Labor Agreement

Grievances - In 2010, 15 grievances were received. Five of the grievances were resolved in Step I, discussions between the contractor and the union(s). Ten grievances escalated to Joint Administrative Committee which can take months to resolve. No grievances have ever been referred to arbitration.

Challenges for the Program

- 1. Unions are not focused on Oakland, they are countywide or regional. Sometimes workers are from all over the region and 46 counties [particularly carpenters].*
- 2. All local hiring programs in the area are drawing from the same pool of Oakland residents.*
- 3. More than 30% of the contractors are located outside Alameda County bringing their own work force.*

Next Steps in Local Hiring

- 1. Working with the project managers so there is no notice to proceed with contractors until they have submitted plans for compliance that are acceptable.*
- 2. Working to modifying the language of the Project Labor Agreement making sure the usage of Oakland graduates is stronger.*
- 3. Working with the Oakland Housing Development and Cypress Mandela Training Program to identify local workers.*
- 4. Meet with the unions on a monthly basis to talk about progress and how to improve the program.*

A motion was made by Jody London, seconded by Noel Gallo, 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 - Noel Gallo and Jody London
Nay: 0
Recused: 0
Absent: 1 - Alice Spearman
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

G. New Business



11-1381

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

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\(s\)](#)

Tadashi Nakadegawa said this is the yearly contract that assists the Facilities Department in preparing, submitting, and processing all applications to the Office of Public School Construction and any other State agency that supplies school construction.

Vice President London requested a list of projects showing where the consultant has provided interference for the District and the results.

Mr. Nakadegawa said over the last three years School Facility Consultants have applied for and received State allocation for approximately \$20 million in funding yearly. He said most of the funding is what the State considers unfunded, approved but the State does not have the funds to pay.

A motion was made by Jody London, seconded by Noel Gallo, 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 - Noel Gallo and Jody London
Nay: 0
Recused: 0
Absent: 1 - Alice Spearman
Preferential Aye: 0

Preferential Abstention: 0

Preferential Nay: 0



11-1414

District Educational Specifications Part III - Classroom Requirements 9-12

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](#)

Mr. Nakadegawa said the District is considering the Strategic Plans and many elements in the Strategic Plan will drive what the long term educational specifications will need to incorporate.

Vice President London said in section on traffic, there is talk about providing parking facilities but no discussion about what to do at the sites to encourage students and staff to walk, bike, or take transit and she wanted to know if that can be included in the specification.

Mr. Nakadegawa said it could.

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

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



11-1429

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

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\(s\)](#)

Tabled**11-1643 Update Report - Brookfield Playground**

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

Leroy Stokes, Director of Buildings & Grounds, gave the staff report. Mr. Stokes said the Buildings & Grounds Department recommends as a short term solution a Seal Coat to cover the Brookfield playground this summer. He said the department is looking at the budget for 2011-12 to do a complete re-pavement replacement of the playground.

Discussed and Closed**11-1651 Project Budget, Key Code and Project Number- Glenview Portable Replacement Project**

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.

Resource Code - 2525-119

Funding Source: Capital Facilities

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

Timothy White said this item is in response to a set of portable structures on the campus of Glenview Elementary School that called into question the suitability of the portables; the foundations; and dry rot in five portables.

Issue #1

Mr. White said the Facilities Department concurs with the engineering report on Portable 1 and Portable 5. He said the plan is to look at the repair of dry rot in those portables this summer with the work being done by the Buildings & Grounds Department. He said he believes the portables can be brought up to acceptable standards in terms of the dry rot.

Issue #2

In portables 1 through 5 - Attachment details, foundations, and the concern for how the portables may respond in a seismic event. Mr. White said an analysis of the structures will be done and the cafeteria will be looked at. The report will make a determination on the proper type of attachment for the foundation system and determine how the District proceeds.

Short Term Item

Fire extinguishers.

Long Term Plan

Mr. White said the long range plan is consistent with the Board's priority in the use of Measure "B" funds, capital funds, and the replacement of the old portables.

Public Comments

Michael Sasson, Glenview Parent, said there was some list in the District that gave priority for these portable replacements to happen and that list was changed. He said he would appreciate a process where schools are notified they are on the list but the position has changed. He said some school communities were approached to have a discussion and Glenview should have been informed.

Mr. White said the Facilities Master Plan is the document Mr. Sasson is referring to in terms of a list that talked about a set of projects that were bond eligible and categorized in several different formats. He said the Facilities Master Plan was developed in 2004-05 while under State Receivership. The Master Plan was updated and it had a lot of moving parts and unknowns. The Master Plan also looked at demographics, programmatic suitability, and created a matrix that allowed for the selection to be done as fluidly as possible given the District did not know where Small Schools were going to be created and where overcrowding may exist. He said there were also declining enrollment; Small School's creation; the creation of Small Schools that did not exist but were in an incubator stage; and the creation of Small Schools that was going to be housed at existing school sites and divided up. The Master Plan attempted to give the District the flexibility to make those kinds of decisions. He said two years ago the Board engaged in a discussion about the overcrowding that existed in North Oakland [Chabot Elementary, Hillcrest Elementary, Thornhill Elementary, Montclair Elementary and Kaiser Elementary]. A decision was voted on and approved to give allocations to address the overcrowding areas in North Oakland. He said the allocation went to Montclair Elementary and that is how Montclair got ahead of Glenview.

Vice President London suggested to parents through the Measure "B" Citizens Oversight Committee they can learn more about how the Facilities Department works.

Vice President London asked Mr. White to outline the Facilities Mater Plan that will be developed over the summer.

Mr. White said the District is engaging in a process to update the District's asset inventory and how the inventory is planned to be used over the next ten years. He said the evaluation of assets will be looked at and developed into a Facilities Master Plan that looks at the traditional elements of what the Building & Grounds needs are and what the programmatic needs are going forward. The Facilities Master Plan will take about a year to complete with Phase I being completed before the calendar year is over.

Hugh Morrison said an immediate area of concern is Glenview's cafeteria which is located in two portables and has no capacity numbers. He said at times, all four first grade classes and three second grade classes are in the cafeteria and that seems like a fire hazard. He noted that Glenview School was told two and a half years ago by District administration and the Buildings & Grounds Department the school was next on the list and that is why the community did not come out at that time. He said the school community would like to be considered for current bond funds for the projected spending at Glenview School.

Mr. White said \$424 million out of the \$435 million Measure "B" Bond has been subscribed for use. He said \$11 million remains unallocated and it will be used as a contingency.

Chairperson Gallo said in the meantime the safety concern should be taken care of and the

District should recognize the K-8 model for Glenview in the design plan.

Discussed

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

None.

J. Introduction of New Legislative Matter

None.

K. Adjournment

Chairperson Gallo adjourned the meeting at 5:39 P.M.

Prepared By: _____

Approved By: _____