

# Oakland Unified School District

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## **Agenda (Long)**

**Wednesday, February 17, 2010**

**5:00 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****B. Roll Call****C. Modification(s) To Agenda**

*Modification(s) to the Agenda allows for any change in the order of business including, but not limited to, an announcement that an agenda item or legislative file will be considered out of order, that consideration of an item has been withdrawn, postponed, rescheduled or "pulled" off of the Committee's General Consent Report for separate discussion and possible action. Additionally, all speaker cards for any item or legislative file appearing on the meeting agenda must be in the hands of the Board staff or Committee Chair by the time item "C" is reached in the agenda. Speaker cards submitted afterwards will be "filed."*

**D. Adoption of Committee Minutes**[10-0262](#)**Minutes - Facilities Committee Meeting - February 2, 2010****OE-05**

Approval by the Facilities Committee of Its Meeting Minutes of February 2, 2010.

**Attachments:** [Minutes - Facilities Committee Meeting - February 2, 2010](#)

**E. Adoption of the Committee General Consent Report**

*"Adoption of the Committee General Consent Report" means that all legislative items listed under this topic are approved in one motion unless a Member of the Committee requests that an item be removed and voted on separately or otherwise 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.*

[09-3477](#)**Project Budget Increase - Life Academy (Red Cross Bldg.)  
Roof Project****OE-10**

Approval by the Board of Education of Resolution 0910-0129 - Authorizing and Approving the Project Budget Increase for the Life Academy (Red Cross Building.) Roof Project in the additional amount of \$70,000.00, increasing the current amount from \$207,900.00 to \$277,900.00.

**Resource Code - 3535-335**

**Funding Source: County School Facilities Fund**

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



**10-0160**

**Professional Services Facilities Contract - Carolyn Provost -  
Civic Center Office Project**

**OE-10**

Approval by the Board of Education of Professional Services Facilities Contract between District and Carolyn Provost, Richmond, CA, for the latter to assist in coordination and monitoring of Civic Center applications; review applications ensuring they are compliant according to the policy and procedures; collect fees, post and prepare reports as needed in conjunction with the Civic Center Office Project for the period commencing February 11, 2010 and concluding no later than June 30, 2010 in an amount not to exceed \$24,000.00.

**Resource Code - 0070-918**

**Funding Source: Local Civic Services**

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



**10-0192**

**Professional Service Facilities Contract - ACC  
Environmental - Jefferson New Building Portable  
Replacement Project**

**OE-10**

Approval by the Board of Education of Professional Services Facilities Contract between District and ACC Environmental, Oakland, CA, for the latter to provide preparation of specifications, planning and management of air monitoring for the removal of asbestos containing acoustical ceiling material, as described in the Scope of Work, including 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 Jefferson New Building Portable Replacement Project for the period commencing July 14, 2010 and concluding no later than October 12, 2011 in an amount not to exceed \$12,055.00.

**Resource Code - 2122-128**

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

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



**10-0193**

**Professional Services Facilities Contract - Professional  
Service Industries, Inc. - Stonehurst CDC Building  
Replacement Project**

**OE-10**

Approval by the Board of Education of Professional Service Facilities Contract between District and Professional Service Industries, Inc., Oakland, CA, for the latter to provide geotechnical services as follows: drill (1) test boring 20 feet below grade, drill (1) test boring 50 feet below grade, test and analyze soils samples, remove excess soil, grout all boring and submit a Liquefaction Evaluation Report, geotechnical report and geo-hazards study stamped by a professional engineer to document test results and analysis in conjunction with the Stonehurst CDC Building Replacement Project for the period commencing February 25, 2010 and concluding no later than August 31, 2011 in an amount not to exceed \$11,620.00.

**Resource Code - 2122-155**

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

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



**10-0194**

**Amendment No. 5 To Agreement for Professional Services -  
Colland Jang - Peralta Elementary School Modernization  
Project**

**OE-10**

Approval by the Board of Education of Amendment No. 5 to Agreement for Professional Services between District and Colland Jang, Oakland, CA, with the latter to provide close-out of the Peralta Modernization Project, in an additional amount not to exceed \$9,750.00, increasing the Agreement from \$186,705.00 to a not-to-exceed amount of \$196,455.00, and extending the end date from April 30, 2009 to March 31, 2010. All other terms and conditions of the Agreement remain in full force and effect.

**Resource Code - 2122-145**

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

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



**10-0195**

**Amendment No. 5 To Agreement For Professional Services -  
Loving and Campos Architect, Inc. (LCA) - Downtown  
Education Complex Relocation Project**

**OE-10**

Approval by the Board of Education of Amendment No. 5 to Agreement for Professional Services between District and Loving and Campos Architect, Inc. (LCA), Oakland, CA, for the latter to provide additional services include design and engineering for the Data Center "Hot Site", which will be provided as a back up location for the main Data Center during the construction of the new data center; additional topography as well as a data logger, due to a District requested change in scope, in conjunction with the Downtown Education Complex Relocation Project in an additional amount not to exceed \$35,660.00, increasing the Agreement from \$440,455.30 to a not-to-exceed amount of \$476,115.30, and extending the end date from September 30, 2009 to December 31, 2010. All other terms and conditions of the Agreement remain in full force and effect.

**Resource Code - 2525-121****Funding Source: Developer Fees****Attachments:** [Document\(s\)](#)**10-0204****Professional Services Facilities Contract - Berkeley Geo  
Resource Group - District-wide Demographic Study Project****OE-10**

Approval by the Board of Education of Professional Services Facilities Contract between District and Berkeley Geo Resource Group, Orinda, CA, for the latter to provide 1,000 hours of work including demographic study, long term employment forecast, housing developments, long range planning report and asset management plan, as described in the Scope of Work, including 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 District-wide Demographic Study Project for the period commencing February 25, 2010 and concluding no later than June 30, 2010 in an amount not to exceed \$45,000.00.

**Resource Code - 2122-918****Funding Source: General Obligation Bond****Attachments:** [Document\(s\)](#)**10-0217****Agreement For Professional Services - Gould Evans Baum  
Thornley - Montclair New Classroom Building, New  
Classroom Portables Project****OE-10**

Approval by the Board of Education of Agreement for Professional Services between District and Gould Evans Baum Thornley, San Francisco, CA, for the latter to provide professional architectural and engineering services - design of ten classrooms, assembly room building including site work, repaving of the existing play ground - in conjunction with the Montclair New Classroom Building, New Classroom Portables Project for the period commencing February 25, 2010 and concluding upon completion of the desired services described herein, but no later than October 20, 2014 in an amount not to exceed \$1,356,450.00.

**Resource Code - 2122-143****Funding Source: General Obligation Bond-Measure B****Attachments:** [Document\(s\)](#)**10-0218****Professional Services Facilities Contract - Jerry Henry -  
Edward Shands Adult Education Modernization Project****OE-10**

Approval by the Board of Education of Professional Services Facilities Contract between District and Jerry Henry, Elevator, Escalator and Subway Consultant, Plano, CA, for the latter to provide consulting services for the design and construction administration of a new elevator per the attached proposal which is incorporated into the contract to the extent that it is subordinate to and not inconsistent with the contract terms in conjunction with the Edward Shands Adult Education Modernization Project for the period commencing March 1, 2010 and concluding no later than December 31, 2011 in an amount not to exceed \$4,680.00.

**Resource Code - 2122-404**

**Funding Source: General Obligation Bond**

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



**10-0219**

**Agreement For Professional Services - KDI Consultants,  
Inc. - Calvin Simmons Middle School Health Center Project**

**OE-10**

Approval by the Board of Education of Agreement for Professional Services between District and KDI Consultants, Inc., Oakland, CA, for the latter to provide Division of State Architect (DSA) inspection services in conjunction with the Calvin Simmons Middle School Health Center Project for the period commencing March 15, 2010 and shall conclude upon completion of the project, or permanent abandonment of the Project by the District, or September 1, 2010, whichever occurs first, in an amount not to exceed \$38,700.00.

**Resource Code - 2122-205**

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

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



**10-0220**

**Amendment No. 1 To Agreement For Professional Services -  
RGM and Associates - Edward Shands Adult Education  
Modernization Project**

**OE-10**

Approval by the Board of Education of Amendment No. 1 to Agreement for Professional Services between District and RGM and Associates, Concord, CA, for the latter to provide additional project management services and allowing for additional time required to complete additional project management and extending the end date from May 30, 2009 to June 30, 2011, all of the foregoing at no additional cost to the District, in conjunction with the Edward Shands Adult Education Modernization Project. All other terms and conditions of the Agreement remain in full force and effect.

**Resource Code - 0000-400**

**Funding Source: Adult Education Unrestricted**

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

[10-0221](#)

**Professional Services Facilities Contract - Applied Materials and Engineering, Inc. - Prescott Elementary School Modernization Project**

OE-10

Approval by the Board of Education of Professional Services Facilities Contract between District and Applied Materials and Engineering, Inc., Oakland, CA, for the latter to provide special inspection and testing as required by the 2007 California Building Code, Chapter 17 and approved Division of State Architect (DSA) SSS-102 Structural Tests and Inspection Form, to include: mix design reviews, reinforcing sampling, concrete placement inspection, reinforcing tensile & bend testing, reinforcing dowel testing, and concrete cylinder testing, pursuant to the attached proposal, which is incorporated into the contract to the extent that it is subordinate to and no inconsistent with the contract terms, in conjunction with the Prescott Elementary School Modernization Project for the period commencing on February 25, 2010 and concluding no later than December 31, 2011 in an amount not to exceed \$7,270.00.

**Resource Code - 2122-147**

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

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

[10-0222](#)

**Agreement For Professional Services - Anthony Ogbeide Associates, Inc. - Prescott Elementary School Modernization Project**

OE-10

Approval by the Board of Education of Agreement for Professional Services 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 Prescott Elementary School Modernization Project for the period commencing February 25, 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 \$26,250.00.

**Resource Code - 2122-147**

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

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

[10-0232](#)

**Professional Services Facilities Contract - First Alarm - Oakland High School Health Clinic Project**

OE-10

Approval by the Board of Education of Professional Services Facilities Contract between District and First Alarm, San Jose, CA, for the latter to provide Security System Installation and Monitoring and Programming, as required per Plan and Specs and in conjunction with OUSD Building and Fire Alarm Monitoring Protocols and various other items described herein in conjunction with the Oakland High School Health Clinic Project for the period commencing February 25, 2010 and concluding no later than July 31, 2011 in an amount not to exceed \$28,180.00.

**Resource Code - 2122-6262**

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

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



**10-0233**

**Professional Services Facilities Contract - First Alarm -  
Oakland High School Modernization Project**

**OE-10**

Approval by the Board of Education of Professional Services Facilities Contract between District and First Alarm, San Jose, CA, for the latter to provide Security System Installation and Monitoring and Programming, as required per Plan and Specs and in conjunction with OUSD Building and Fire Alarm Monitoring Protocols and various other items described herein in conjunction with the Oakland High School Modernization Project for the period commencing February 25, 2010 and concluding no later than July 31, 2011 in an amount not to exceed \$47,000.00.

**Resource Code - 2122-304**

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

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



**10-0234**

**Amendment No. 2 To Agreement For Professional Services -  
Michael Willis Architects - Roosevelt Middle School Health  
Center Project**

**OE-10**

Approval by the Board of Education of Amendment No. 2 to Agreement for Professional Services between District and Michael Willis Architects, Oakland, CA, for the latter to provide additional design services to provide water service fire-flow information for EBMUD and calculations requested by the Division of State Architect (DSA) Fire Life Safety plan review for the Health Center, due to an Agency Requested Change, in conjunction with the Roosevelt Middle School Health Center Project in an additional amount not to exceed \$1,800.00, increasing the Agreement from \$87,208.00 to a not-to-exceed amount of \$89,008.00, and extending the end date from June 30, 2010 to December 31, 2010. All other terms and conditions of the Agreement remain in full force and effect.

**Resource Code - 2122-212**



**Funding Source: General Obligation Bond-Measure B****Attachments:** [Document\(s\)](#)**10-0239****Amendment No. 3 To Agreement For Professional Services -  
Beverly Prior Architects - New Woodland Elementary  
School Project****OE-10**

Approval by the Board of Education of Amendment No. 3 to Professional Services Agreement between District and Beverly Prior Architects, San Francisco, CA, for the latter to provide additional Architectural and Engineering Services to Closeout Project with Division of State Architect (DSA) per the attached proposal dated December 2, 2009, 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 New Woodland Elementary School Project in an additional amount not to exceed \$14,560.00, increasing the Agreement from \$2,322,574.00 to a not-to-exceed amount of \$2,337,134.00, and extending the end date from December 31, 2006 to December 31, 2010. All other terms and conditions of the Agreement remain in full force and effect.

**Resource Code - 2122-165****Funding Source: General Obligation Bond-Measure A****Attachments:** [Document\(s\)](#)**10-0240****Change Order No. 2 - Focon, Inc. - Stonehurst Small School  
Conversion Project****OE-10**

Approval by the Board of Education of Change Order No. 2 to Construction Contract with Focon, Inc., Oakland, CA, for the latter to remove asbestos pipe; fair water re-mobilization; connect water and sewer to portable; remove and replace damaged sidewalk in conjunction with the Stonehurst Small School Conversion Project, in the additional amount of \$8,199.00, increasing the Agreement from \$212,594.00 to \$220,793.56. All other terms and conditions of the Agreement remain in full force and effect.

**Resource Code - 2122-155****Funding Source: General Obligation Bond-Measure B****Attachments:** [Document\(s\)](#)**F. Unfinished Business****10-0181****Facilities Committee Proposed Master Plan Work Plan****OE-10**

Discussion by the Facilities Committee of a Proposed Facilities Master Plan Work Plan.

**Legislative History**

2/2/2010 Facilities Committee Tabled to a Date  
Certain



**09-3145**

**District Facility and Real Property Asset Management Study**

**OE-10**

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](#)

**Legislative History**

11/10/2009 Facilities Committee Referred Board of Education  
11/18/2009 Board of Education Discussed

## G. New Business

**10-0259**

**Report on the District's Local Vendor Policy**

**OE-10**

Report from the Assistant Superintendent of Facilities Planning and Management Buildings & Grounds and Custodial Services on the year to date progress of the Local Vendor Policy adopted by the Board of Education on December 17, 2008.

## H. Report of the Assistant Superintendent, Facilities Planning and Management

*This is an oral report to the public by the Assistant Superintendent, Facilities Planning and Management, Buildings and Ground and Custodial Services of any information that he/she wished to share regarding his/her past, present or future personal or official activities.*



**10-0258**

**2009-2010 Measure "B" Expenditure Report**

**OE-10**

Presentation of 2009/2010 Measure B Expenditure Report as of February 10, 2010.

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

[10-0258 - 2009-2010 Measure B Expenditure Report - As of February 10, 2010.pdf](#)

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

*This section of the agenda provides an opportunity for members of the public, for three minutes per person, to directly address the Committee on any item of interest to the public that is within the subject matter jurisdiction of the Committee. The time allocated for this item is not to exceed one hour.*

**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**