

Oakland Unified School District

Board of Education
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Minutes (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

Chairperson Noel Gallo called the meeting to order at 5:11 P.M.

B. Roll Call

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

C. Modification(s) To Agenda

None.

D. Adoption of Committee Minutes



[10-0262](#) Minutes - Facilities Committee Meeting - February 2, 2010

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

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

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

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 3 - Jody London, Alice Spearman and Noel Gallo
Nay: 0
Recused: 0
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

E. Adoption of the Committee General Consent Report

*Director London had two questions regarding items on the Consent Report.
(1) Legislative File ID 09-3477 - Director London wanted clarification as to why we are authorizing more money for the roof at Life Academy.*

Tim White, Assistant Superintendent for Facilities Planning and Management said the roof at Life Academy leaks and in need of repair. He said there are about 50-60 staff persons there and it is District property that will accommodate an educational program with the return of Life Academy or accommodate the needs of the Family and Community Office.

(2) Legislative Filed ID 10-0204 - District-wide Demographic Study. Director London wanted to know how this study will differ or fit in with other studies that we have done in Facilities and other parts of the organization.

Mr. White said the contract for a Berkeley GEO Resource Group Demographic Firm is to provide part-time work on the demographic needs of the District associated with its Live Go Data and other information associated with the next step of the Asset Management Plan. He said they will work in conjunction with School Portfolio Management and provide the necessary data to support the School Portfolio Management process.

Public Comment

Daryl Carey, President DNN Small Business Council, said in reviewing the Consent Calendar he sees an improvement in the local business utilization but he is concerned with several items on the agenda. (1) A contract for \$24,000 to deal with a civic complex and the person is from Richmond, California. (2) The Berkeley Geo contract. He said if the District is going to spend \$45,000 on this study he requested the District look at a full availability disparity study. He also cited a contract going to a San Jose company to provide firm alarm service.

Chairperson Gallo asked Mr. White for a response.

Mr. White said the Civic Center Contract it is a position that works on facilities use under the Civic Center Act. The person provides service for the entire District associated with requests that comes from community organizations and members of the public for use of District property and works closely with the City of Oakland and the administration of the Joint Use Agreement. He said the other contracts Mr. Carey cited are in accordance with the Local Vendor Policy and meets the local vendor participation of 20%. He said we do have a Local Vendor Policy and we encourage local participation and would like to have the participation at 100%. We don't exclude participation of someone outside of the city as long as they meet the local business requirement per the Local Vendor Policy.



09-3477

Project Budget Increase - Life Academy (Red Cross Bldg.) Roof Project

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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0

Adv Nay: 0

Adv Abstain: 0

Aye: 2 - Jody London and Noel Gallo

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

**10-0160****Professional Services Facilities Contract - Carolyn Provost - Civic Center Office Project**

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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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

**10-0192****Professional Services Facilities Contract - ACC Environmental - Jefferson New Building Portable Replacement Project**

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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

Votes: Adv Aye: 0

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



10-0193

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

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 3, 2011 in an amount not to exceed \$11,620.00.

Resource Code - 2122-155

Funding Source: General Obligation Bond-Measure B

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

This Matter was Recommended Favorably on the Consent Agenda.

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



10-0194

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

Approval by the Board of Education of Amendment No. 5, 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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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



10-0195

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

Approval by the Board of Education of Amendment No. 5 to Agreement for Professional Services between District and Loving and Campos Architects, Inc. (LCA), Oakland, CA, for the latter to provide additional services that 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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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



10-0204

Professional Services Facilities Contract - Berkeley Geo Resource Group - District-wide Demographic Study Project

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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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



10-0217

**Agreement For Professional Services - Gould Evans Baum Thornley -
 Montclair New Classroom Building, New Classroom Portables Project**

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 playground - 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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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

Preferential Nay: 0



10-0218

Professional Services Facilities Contract - Jerry Henry - Edward Shands Adult Education Modernization Project

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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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



10-0219

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

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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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

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

**10-0220****Amendment No. 1, Agreement For Professional Services - RGM and Associates - Edward Shands Adult Education Modernization Project**

Approval by the Board of Education of Amendment No. 1, 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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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

**10-0221****Professional Services Facilities Contract - Applied Materials and Engineering, Inc. - Prescott Elementary School Modernization Project**

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 not 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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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



10-0222

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

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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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



10-0232

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

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

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

**10-0233****Professional Services Facilities Contract - First Alarm - Oakland High School Modernization Project**

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

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

**10-0234****Amendment No. 2 To Agreement For Professional Services - Michael Willis Architects - Roosevelt Middle School Health Center Project**

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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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



10-0239

Amendment No. 3 To Agreement For Professional Services - Beverly Prior Architects - New Woodland Elementary School Project

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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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

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

**10-0240****Change Order No. 2 - Focon, Inc. - Stonehurst Small School Conversion Project**

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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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

Passed The Committee General Consent Report

A motion was made by Jody London, seconded by Alice Spearman, including all the preceding items marked as having been adopted on the Consent Agenda. The motion carried by the following vote:

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

F. Unfinished Business

10-0181 Facilities Committee Proposed Master Plan Work Plan

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

Mr. White distributed a copy of the Work Plan for the Facilities Master Plan to committee members for their review. He anticipates for it to take 10-12 months to complete the Facilities Master Plan.

Director London asked when would the Asset Management Plan be completed?

Mr. White said the Asset Management Plan is a work in progress and has to be tied to the Facilities Master Plan.

Director London asked if we would have the new Facilities Master Plan by the end of the year?

Mr. White said we have to get the Facilities Master Plan funded and approved. He said it would be from the date of the Board approved Facilities Master Plan.

Discussed



09-3145 District Facility and Real Property Asset Management Study

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

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

Mr. White asked Tadashi Nakadegawa, Director of Facilities, to introduce the staff from the company hired to create the Asset Management Plan. He said we have been working on this for a number of months and have come up with some concepts we would like the Board to see and agree as to how we are going to explore the development and use of our sites going forward, possible alternative uses, and how we look to have greater use of our sites going forward. Mr. Nakadegawa introduced Nate Gore and Art Taylor of MK Think to make their presentation.

Nate Gore distributed copies of the updated report to committee members and reviewed the updates with committee members. Mr. Gore briefly reviewed what the first part of the study was about and how we are moving into the next phase.

Highlights of the Presentation

Page one showed the overview of the way the process is going to continue. So far we have established what the District owns in terms of its real property, the buildings on the property and the actual capacity. The next phase will incorporate and integrate a lot of the financial information and planning that the District is working on, demographic data about the current population and about the future population.

Facility Asset Management Framework - Classroom, buildings and properties. Operating Costs and Alternate Site Value

Key Drivers

- *Classrooms - primary student learning space.*
- *Buildings - Provide required infrastructure, school climate and primary driver of operating expenses.*
- *Properties - required support infrastructure and value-added opportunities.*

Facility Fiscal Impacts

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

Site Capacity and Neighborhood Alignment District-wide Capacity Was Determined by Total Classroom Inventory

- *School capacity will be assessed relative to its neighborhood student population as well as fitness for alternative uses.*
- *Site capacity and neighborhood alignment.*

School as Center of Community Feasibility

- *Excess capacity creates opportunities.*
- *School as center of community model.*

District Facility Master Plan Update

- *Develop goals and objectives of updated Facilities Master Plan.*
- *Integrate Master Plan goals with overall District and City objectives.*
- *Update and highlight progress made since 2005 Master Plan.*

Committee Discussion

Director London wanted know if the report would include a seismic assessment.

Mr. White said the Asset Management Plan will not include a seismic assessment. He said going forward the Facilities Master Plan could contain a seismic assessment to identify what our needs are and using it as information to support any kind of capital program.

Director London said she is interested in what the methodology will be and how is it going to be different from what he did for the 2005 Master Plan.

Mr. White said in 2003 we were a District with increased enrollment and we were looking to buy property to accommodate the 55,000 students we had at that time. Under State Administration we converted to small schools and currently our enrollment is declining. Where we are now, the Master Plan has to start from asset utilization and has to be integrated with the Asset Management Plan.

Director London commented on the earlier Master Plan saying the priorities changed depending on which column you used. She said she hoped we have some common agreements about what our priorities are so when we have the Master Plan that we can execute it. She said page 14 talks about neighborhood tenants and she wanted to know how

we would know what the neighborhood needs were?

Mr. White said he and the Superintendent have talked about four focus efforts in communities that have some specific needs right now.

Director Spearman said she had an observation and couple of questions. She said the presentation bored her to death citing the presentation did not have any teeth, half of the slides the print was too light to read and the presentation did not say anything to her about asset management or our assets. She said slide 12 talks about West Contra Costa County and wanted to know why they were not given slides that contained information about Alameda County. She asked when they talk about the District's capacity by total classroom inventory, she wanted to know what did they consider a classroom?

Mr. Gore said all the rooms that are in schools that are in a size appropriate for classrooms. The rooms that are classroom sized are the rooms that are considered part of that classroom pool.

Director Spearman wanted to know if there was a classroom sized room that was being used as a Counselor's Office was it being counted as a classroom?

Mr. Gore said the total number of classrooms is what they are looking at as total inventory available. Every site has a certain number of rooms that aren't used for classrooms that are used for specialty classrooms, counselor's rooms and computer rooms. He said the starting point of the report was to identify the entire inventory of the rooms the District has regardless of their use.

Director Spearman asked how was capacity determined?

Mr. Gore said one of the ways to determine capacity is the number of students that would be assigned to a single room. He said there isn't a fixed standard that says there should be a certain number of students per room.

Director Spearman asked about slide 17 which talks about excess capacity. Director Spearman noted the slide listed the District has an excess of 40 campuses. She wanted to know if this was a firm number.

Mr. Gore said what they are looking at on the slide is the capacity of the for K-12 inventory and the number of spots not currently being filled by students. The further right column turns it into the average size campus at each level. The campuses are distributed across the entire District and if you were to combine all the empty rooms we would end up with about 40 schools worth of empty classrooms.

Mr. White said at some point the District will have to make a determination on what the loading should be. He said currently schools sites expand to whatever the existing room is and that has to do with available room space.

Director Spearman requested a copy of the current Facilities Master Plan and recommended the committee start reviewing the Master Plan and making some recommendations for revisions to be presented to the full Board.

Chairperson Gallo said our enrollment has gone from 55,000 students down to 38,000 students and the projections are enrollment will continue to decrease. We have 10,000 of our students in charter schools looking for sites. These are Oakland residents that contribute to the Bonds and Parcel Tax and they are Oakland students. Chairperson Gallo said we are going to have to make some decisions on what we do with the current space we have. He said other districts have already closed schools or done something else with their property. Chairperson Gallo asked Mr. White what was the next step in the Asset Management Plan?

Mr. White said based on some of the content of today's presentation he will bring a proposal to the committee for the next phase of the Master Plan. He reminded committee members that we don't have a loading standard.

Director Spearman wanted to know if the classrooms that charter schools are using was included in the report?

Mr. Gore said the report included all District owned property.

Chairperson Gallo said some of the schools that we are enhancing the students are not from that neighborhood. He cited Montclair Elementary saying half of the students do not live in the Montclair boundary; he said the school is being kept open by students going up the hill.

Director London encouraged the committee to look at kindergarten enrollment data and feels it would be useful over five years. She said the neighborhood demand at the kindergarten level is there but as students move space becomes available at the upper grade levels.

Mr. White said they are not recommending the District close 40 schools. He said the next phase of the Asset Management Plan will look deeper at communities and try to right size the number of schools for the area. He said he would not recommend the Board abandon a non performing neighborhood school because only so many people have the means to get to a Montclair or Montera School.

Discussed

G. New Business

10-0259 Report on the District's Local Vendor Policy

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.

Mr. White introduced Randy Horne, GKK Construction Management, to give a summary report on the Local Vendor Policy.

Director Spearman noted that we are paying the Sloan Company to monitor the compliance of the Local Vendor Policy and wanted to know why they were not presenting the report.

She said she wants to hear the report from the Compliance Officer.

Mr. White said Mr. Sloan monitors the Project Labor Agreement(PLA). He said a portion of the outreach for the Local Vendor Policy is done by Randy Horne and we have a separate contract with 360 Consulting. He said 360 Consulting could not be here tonight so what they have is a summary report. He said he can schedule on a return date to have 360 Consulting to present the report.

Randy Horne gave the summary report on the Local Vendor Policy from December 2008 through January 2010. He said \$56 million in contracts was approved by the Board that was subject to the Local Vendor Policy. Of that amount \$24 million (42%) has been provided to local business, small local business and the small local resident businesses.

Director Spearman said she would like to know about those that are not compliant.

Mr. Horne said the local hiring policy was through the PLA and the report he presented was about the local business program. He said every contract that has gone before the Board for approval since the adoption of the policy has met the 20% requirement.

Mr. White said the local hire is under the Project Labor Agreement which is administered by Davillier-Sloan. He said as the Project Labor Agreement was written, but unions did not have a hard line requirement.

Director London said we are only talking about the Local Vendor Policy as it pertains to Facilities Contracts and she feels the report on it across the board with all departments.

Director Spearman noted the District was under State control when the policy was approved.

Chairperson Gallo asked Mr. White to address the Cox Elementary issue.

Mr. White said the response from 360 Consulting was that project was put out to bid prior to the adoption of the Local Vendor Policy but is subject to the Project Labor Agreement.

Public Comments

Daryl Carey said African Americans have not gone to jail for anything since the Civil Rights Movement. He said they need to shut Cox down. He said 360 Total Concepts has about a \$20,000 contract compared to Mr. Sloan's contract of \$200,000 to do compliance. He said he hopes that is not a gender issue and hopes it can be corrected.

Chairperson Gallo said we would have reports from both Compliance Officers on the agenda for the next meeting.

Discussed

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

**10-0258 2009-2010 Measure "B" Expenditure Report**

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](#)

Mr. White said this was the latest Measure "B" Report showing the changes since the report was presented at the last meeting.

Mr. Love said this was the latest update with the Actual and Cash Flow Projection. There is one new project included in the Board approved working budget in the amount of \$1.5 million for the repair and replacement of play structures District-wide. That brings the Board approved working budget to \$394 million. There is a remaining working budget of project savings through 2013 of \$14 million. We have a projected unallocated budget of \$40.9 million. The Year to Date spending for February is \$28 million.

Public Comments

Daryl Carey said he is concerned on how the money is being spent. He said to look at the construction manager that is doing the work on these expenditures. He said right now the current construction manager has been here the last eight years. Mr. Carey questioned if that was legal for a company to have a contract with a public institution for close to ten years.

Director London said it was her understanding that project management contract was recently re-bided.

Mr. White said that was correct.

Director London asked Mr. White if the contract has been re-bided since the adoption of the Local Vendor Policy and if provisions of the Policy would be in place?

Mr. White said, "Yes."

Discussed and Closed

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

Daryl Carey said money has passed through this institution like a sieve. He said the District has to make some serious steps. He suggested the committee pay attention to his upcoming articles in the Oakland Post, he said he will be sunshinning these committees and the activities of the District.

J. Introduction of New Legislative Matter

1. *An Availability Demographic Study to be presented at the next meeting.*
2. *A report and recommendation from the Assistant Superintendent for Facilities Planning and Management regarding the Project Labor Agreement and the Local Vendor Policy to be presented at the next meeting.*
3. *The committee would like to explore the possibility of selling District property to charter schools.*

K. Adjournment

Chairperson Gallo adjourned the meeting at 6:42 P.M.

Prepared By: _____

Approved By: _____