

# Oakland Unified School District

*Board of Education  
Paul Robeson Building  
1025 2nd Avenue, Suite 320  
Oakland, CA 94606-2212  
(510) 879-8199 Voice  
(510) 879-8000 Fax  
(510) 879-8739 TTY/TDD  
boe@ousd.k12.ca.us*



## ACCESSIBILITY OF AGENDA AND AGENDA MATERIALS

Agenda and agenda materials, if any, associated with this meeting are accessible on the Board of Education's World Wide Web Site at <http://webportal.ousd.k12.ca.us> or from any computer terminal in the Office of the Board of Education at the above-stated address.

## AMERICANS WITH DISABILITIES ACT COMPLIANCE

Individuals requiring a reasonable accommodation to participate in meetings other than handicapped access, should notify the Office of the Board of Education seventy-two (72) hours prior to the meeting at either (510) 879-8678 (VM); or boe@ousd.k12.ca.us (E-Mail); or (510) 879-8739 (TTY/TDD); or (510) 879-8000 (Fax).

## **Agenda (Long)**

**Tuesday, January 04, 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

## 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that an agenda item or legislative file will be considered out of order, that consideration of an item has been withdrawn, postponed, rescheduled or pulled off of the Committee's General Consent Report for separate discussion and possible action.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's reached in the agenda. Speaker cards submitted afterwards will be filed."*

## D. Adoption of Committee Minutes



11-0025

**Minutes - Facilities Committee - December 7, 2010**

OE-05

Approval by Facilities Committee of Its Meeting Minutes of December 7, 2010.

**Attachments:** [11-0025 - Minutes - Facilities Committee - December 7, 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.*

[10-2907](#)

**Resolution - Authorizing and Approving Budget Reductions for Completed Measure B Projects**

OE-10

Approval by the Board of Education of Resolution No. 1011-0064 - Authorizing and Approving Budget Reductions for completed Measure B Capital Projects.

**Funding Source: GO Bond-Measure B**

**Attachments:** [Document\(s\)](#)  
[10-2907 - Resolution Authorizing and Approving Budget Reducations for Completed Measure B Projects.pdf](#)

**10-3000****Project Budget, Key Code and Project Number - Claremont Middle School Gymnasium Fire Repair Project**

Approval by the Board of Education of Resolution 1011-0083 - Authorizing and approving the New Project Budget, Key Code and Project Number for Claremont Middle School Gymnasium Fire Repair Project in the amount of \$100,000.00.

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

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

**10-3001****Amendment No. 2, Professional Services Facilities Contract - AE3 Partners - Glenview Lower Yard Paving & Accessible Ramp Project****OE-10**

Approval by the Board of Education of Amendment No. 2 to Professional Services Agreement between District and AE3 Partners, Oakland, CA, for the latter to provide additional design and engineering services to modify upper fence footing from a continuous footing to a pier system, including meeting with Division of State Architect (DSA), development of engineering draft details, development of final set edits, and issuing supplemental instruction to the General Contractor, in conjunction with the Glenview Lower Yard Paving and Accessible Ramp Project, in an additional amount not to exceed \$3,030.00, increasing the Agreement from a not to exceed amount of \$59,652.00 to \$62,682.00, for the period October 15, 2009 through December 31, 2010. All other terms and conditions of the Agreement remain in full force and effect.

**Resource Code - 1414-119**

**Funding Source: Deferred Maintenance**

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

**10-3002****Amendment No. 9, Professional Services Facilities Contract - Gelfand/RNP - Cox New Classroom Building Project****OE-10**

Approval by the Board of Education of Amendment No. 9, Professional Services Facilities Contract between District and Gelfand/RNP, San Francisco, CA, for the latter to provide additional Architectural and MEP Design Services, and related services, described in the Scope of Work, incorporated herein by reference as though fully set forth, to accommodate reinstalling the portable restroom that was removed during the site work phase of the project, in an additional amount not to exceed \$10,000.00, increasing the Contract not to exceed amount from \$1,336,409.00 to \$1,346,409.00, in conjunction with the Cox New Classroom Building Project, for the period commencing December 31, 2009 and concluding no later than December 31, 2011. All other terms and conditions of the Contract remain in full force and effect.

**Resource Code - 2122-110**

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

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



**10-3004**

**Amendment No. 3, Professional Services Facilities Contract  
- Michael Willis & Associates - Calvin Simmons Middle  
School Health Center Project**

**OE-10**

Approval by the Board of Education of Amendment No. 3, Professional Services Facilities Contract between District and Michael Willis & Associates, Oakland, CA, for the latter to add structural issues caused by the design and the General Contractor and add changes to Mechanical design because of Unforeseen Conditions and Electrical, in conjunction with the Calvin Simmons Middle School Health Center Project, in an additional amount not to exceed \$4,970.00, increasing the Contract not to exceed amount from \$96,027.00 to \$100,997.00, for the contract period of April 30, 2008 through December 1, 2010. All other terms and conditions of the Contract remain in full force and effect.

**Resource Code - 2122-205**

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

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



**10-3005**

**Amendment No. 2, Professional Services Facilities Contract  
- MVE Institutional - Downtown Educational Complex  
Project**

**OE-10**

Approval by the Board of Education of Amendment No. 3, Professional Services Facilities Contract between District and MVE Institutional, Oakland, CA, for the latter to provide additional Scope of Work to include furniture, fixtures, and equipment services for the Downtown Educational Complex, including programming, schematic design, furniture specifications, and contract administration for the entire complex and additional consulting designed to generate a separate composite for AT&T trench work along 10th St. (project frontage), in an additional amount not to exceed \$59,525.00, increasing the Contract not to exceed amount from \$4,057,767.50 to \$4,117,292.50, for the period February 2, 2009 through December 31, 2013. All other terms and conditions of the Contract remain in full force and effect.

**Resource Code - 2122-121**

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

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



**10-3010**

**Facilities Purchase and Delivery Contract - Gary Douppnik  
Manufacturing - Cole New Portable Installation Project**

**OE-10**

Approval by the Board of Education of Contract for Purchase and Delivery of Materials and Supplies Between District and Gary Douppnik Manufacturing, Loomis, CA, for the latter to provide one used portable classroom building to include wood foundation, skirting, mini blinds, window guards and zero clearance ramp in conjunction with the Cole New Portable Installation Project, for the period commencing January 13, 2011 and concluding no later than December 31, 2011, in an amount not to exceed \$23,932.00.

**Resource Code - 0000-109**

**Funding Source: County School Facilities Fund**

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



**10-3018**

**Purchase Order - A&E Emaar - Fremont Small School  
Modernization Project**

**OE-10**

Approval by the Board of Education of Purchase Order between District and A&E Emaar, Albany, CA, for the latter to provide and install Plastic Corrugated Roof Panels at two existing Wood Trellises adjacent to the school cafeteria, pursuant to A&E Emaar Proposal dated November 24, 2010, in conjunction with the Fremont Small School Modernization Project, for the period commencing December 13, 2010 and concluding no later than January 31, 2011, in an amount not to exceed \$4,500.00.

**Resource Code - 2122-302**

**Funding Source: GO Bond-Measure B**

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

**10-3019****Purchase Order - Bohm Environmental Services -  
Claremont Gym Fire Repair Project****OE-10**

Approval by the Board of Education of Purchase Order between District and Bohm Environmental Services, Oakland, CA, for the latter to provide asbestos abatement services to include removal of gym flooring and mastic, in conjunction with the Claremont Gym Fire Repair Project, for the period commencing December 15, 2010 and concluding no later than January 15, 2011, in an amount not to exceed \$14,941.00.

**Resource Code - 0000-201****Funding Source: Risk Management****Attachments:** [Document\(s\)](#)**10-3020****Purchase Order - Comfort by Design - Fremont Small  
School Modernization Project****OE-10**

Approval by the Board of Education of Purchase Order between District and Comfort By Design, Pinole, CA, for the latter to provide and install a split system air conditioning unit at the existing MDF room at the school, per proposal dated October 26, 2010, in conjunction with the Fremont Small School Modernization Project, for the period commencing January 1, 2011 and concluding no later than September 30, 2011, in an amount not to exceed \$9,800.00.

**Resource Code - 2122-302****Funding Source: GO Bond-Measure B****Attachments:** [Document\(s\)](#)**10-3021****Purchase Order - Diversified Flooring Services, Inc. -  
Montera Middle School Modernization Project****OE-10**

Approval by the Board of Education of Purchase Order between District and Diversified Flooring Services, Inc., Foster City, CA, for the latter, as a contractor, to seal exposed concrete floors in all classrooms, corridors and multi-purpose room, in conjunction with the Montera Middle School Modernization Project, for the period commencing December 1, 2010 and concluding no later than January 31, 2011, in an amount not to exceed \$50,000.00.

**Resource Code - 2122-211****Funding Source: GO Bond-Measure B****Attachments:** [Document\(s\)](#)**10-3023****Purchase Order - Hur Flooring Co. - Claremont Gym Fire  
Repair Project****OE-10**

Approval by the Board of Education of Purchase Order between District and Hur Flooring Co., Canoga Park, CA, for the latter to install new maple flooring over two (2) layers of plywood and cushions, paint new game lines and build one ramp at double doors, in conjunction with the Claremont Gym Fire Repair Project, for the period commencing December 10, 2010 and concluding no later than January 10, 2011, in an amount not to exceed \$49,999.00.

**Resource Code - 0000-201**

**Funding Source: Risk Management**

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



**10-3024**

**Professional Services Facilities Contract - Kam Yan and Associates - Castlemont High School Project**

**OE-10**

Approval by the Board of Education of Professional Services Facilities Contract between District and Kam Yan and Associates, Oakland, CA, for the latter to provide engineering services with the Scope of Work including study/investigation report and construction documents for four (4) existing stadium light poles, in conjunction with the Castlemont High School Project, for the period commencing December 1, 2010 and concluding no later than December 31, 2011, in an amount not to exceed \$7,500.00.

**Resource Code - 0000-301**

**Funding Source: Developer Fees**

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



**10-3025**

**Professional Services Facilities Contract - Kam Yan and Associates - McClymonds High School Project**

**OE-10**

Approval by the Board of Education of Professional Services Facilities Contract between District and Kam Yan and Associates, Oakland, CA, for the latter to provide engineering services with the Scope of Work including study/investigation report and construction documents for four (4) existing stadium light poles, in conjunction with the McClymonds High School Project, for the period commencing December 1, 2010 and concluding no later than December 31, 2011, in an amount not to exceed \$7,500.00.

**Resource Code - 0000-303**

**Funding Source: Developer Fees**

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



**10-3026**

**Professional Services Facilities Contract - Kam Yan and Associates - Oakland Technical High School Project**

**OE-10**

Approval by the Board of Education of Professional Services Facilities Contract between District and Kam Yan and Associates, Oakland, CA, for the latter to provide engineering services with the scope of work including study/investigation report and construction documents for four (4) existing stadium light poles in conjunction with the Oakland Technical High School Project, for the period commencing December 1, 2010 and concluding no later than December 31, 2011, in an amount not to exceed \$7,500.00.

**Resource Code - 0000-305**

**Funding Source: Developer Fees**

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



**10-3027**

**Professional Services Facilities Contract - Kam Yan and Associates - Skyline High School Project**

**OE-10**

Approval by the Board of Education of Professional Services Facilities Contract between District and Kam Yan and Associates, Oakland, CA, for the latter to provide engineering services with the Scope of Work including study / investigation report and construction documents for four (4) existing stadium light poles, in conjunction with the Skyline High School Project, for the period commencing December 1, 2010 and concluding no later than December 31, 2011, in an amount not to exceed \$7,500.00.

**Resource Code - 0000-306**

**Funding Source: Developer Fees**

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



**10-3029**

**Purchase Order - Lee Signs - Downtown Educational Complex Project**

**OE-10**

Approval by the Board of Education of Purchase Order between District and Lee Signs, Oakland, CA, for the latter to provide 148 car hangers for authorized parkers, the renaming or replacing of existing parking signs, providing new parking signs and labor, as specified in proposal, attached hereto and incorporated herein by reference as though fully set forth, in conjunction with the Downtown Educational Complex Project, for the period commencing December 2, 2010 and concluding no later than January 31, 2011, in an amount not to exceed \$3,089.04.

**Resource Code - 0000-121**

**Funding Source: Developer Fees**

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



**10-3030**

**Purchase Order - Macy Movers, Inc. - Lowell Middle School Modernization Project**

**OE-10**



Approval by the Board of Education of Purchase Order between District and Macy Movers, Inc., Oakland, CA, for the latter to relocate furniture from a 2-story classroom building to a portable classroom, in conjunction with the Lowell Middle School Modernization Project, for the period commencing November 1, 2010 and concluding March 30, 2012, in an amount not to exceed \$5,260.00.

**Resource Code - 2122-204**

**Funding Source: GO Bond-Measure B**

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



**10-3031**

**Small Construction Contract - Masterpiece Painting -  
Claremont Gym Fire Repair Project**

**OE-10**

Approval by the Board of Education of Small Construction Contract between District and Masterpiece Painting, Oakland, CA, for the latter to paint and eliminate smoke orders in gymnasium; treat mold area; prime all walls, ceilings, doors and trusses and paint all substrates, in conjunction with the Claremont Gym Fire Repair Project, for the period commencing December 15, 2010 and concluding no later than January 15, 2011, in an amount not to exceed \$48,637.00.

**Resource Code - 0000-201**

**Funding Source: Risk Management**

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



**10-3032**

**Purchase Order - Playgrounds Unlimited - Various Play  
Structure Repairs Project**

**OE-10**

Approval by the Board of Education of Purchase Order between District and Playgrounds Unlimited, Sunnyvale, CA, for the latter to provide recapping of the rubber tile matting with new PIP matting and various other items described in the proposal, incorporated herein as though fully set forth, in conjunction with the Various Play Structure Repairs Project, for the period commencing December 1, 2010 and concluding no later than January 15, 2011, in an amount not to exceed \$37,473.25.

**Resource Code - 2122-918**

**Funding Source: GO Bond-Measure B**

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



**10-3033**

**Purchase Order - Professional Cleaning Service - Montera  
Middle School Modernization Project**

**OE-10**

Approval by the Board of Education of Purchase Order between District and Professional Cleaning Service, San Francisco, CA, for the latter to provide a power wash of surfaces, as specified in proposal, attached heretofore and incorporated by reference as though fully set forth, on school grounds, in conjunction with the Montera Middle School Modernization Project, for the period commencing January 12, 2011 and concluding no later than December 31, 2011, in an amount not to exceed \$4,440.00.

**Resource Code - 2122-211**

**Funding Source: GO Bond-Measure B**

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



**10-3034**

**Professional Services Facilities Contract - SCA  
Environmental, Inc. - Chabot Caldecott Tunnel Air Quality  
Project**

**OE-10**

Approval by the Board of Education of Professional Services Facilities Contract between District and SCA Environmental, Inc., Oakland, CA, for the latter to provide Air Quality Consulting Services including documenting maximum thresholds and best practices (if any) for carbon monoxide, nitrogen oxides, and particulates in schools; obtain most recent and complete set up plans to base testing and standards; conduct detailed work through to determine the test locations for air sampling and document any historical maintenance issues; conduct ten (10) samples at various locations within buildings to determine carbon monoxide, nitrogen oxide, and particulate levels, conduct two (2) outdoor control samples and send samples for lab analysis, in conjunction with the Chabot Caldecott Tunnel Air Quality Project, for the period commencing January 13, 2011 and concluding no later than December 31, 2011 in an amount not to exceed \$2,895.00.

**Resource Code - 0000-106**

**Funding Source: Country School Facilities Fund**

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



**10-3036**

**Change Order No. 3 - Riverview Construction - Prescott  
Elementary School Modernization Project**

**OE-10**

Approval by the Board of Education of Change Order No. 3 to Construction Contract between District and Riverview Construction, Sacramento, CA, for the latter, based on school site request, to re-stripe Kindergarten and Main playground for up-to-date developmentally appropriate activities, in conjunction with the Prescott Elementary School Modernization Project, in the additional amount of \$23,070.14, increasing the Agreement from \$2,480,000.00 to \$2,503,070.14, and extending the contract period of July 24, 2010 to August 20, 2010 to August 25, 2010. All other terms and conditions of the Agreement remain in full force and effect.

**Resource Code - 2122-147****Funding Source: GO Bond-Measure B****Attachments:** [Document\(s\)](#)**10-3037****Change Order No. 4 - Riverview Construction - Prescott Elementary School Modernization Project****OE-10**

Approval by the Board of Education of Change Order No. 4 to Construction Contract between District and Riverview Construction, Sacramento, CA, for the latter to supply and install complete drainage system per civil design provided by REI Engineers dated 8-12-2010, in response to RFI #17 and RFI #18, in conjunction with the Prescott Elementary School Modernization Project, in the additional amount of \$190,675.88, increasing the Agreement from \$2,503,070.14 to \$2,693,746.02. All other terms and conditions of the Agreement remain in full force and effect.

**Resource Code - 2122-147****Funding Source: GO Bond-Measure B****Attachments:** [Document\(s\)](#)**10-3061****Grant of Easement - East Bay Municipal Utility District - Downtown Educational Complex Project****OE-10**

Approval by the Board of Education of Grant of Easement Between District ("Grantor") and the East Bay Municipal Utility District and to its successors and assigns ("Grantee"), granting and assigning to the latter a perpetual easement and right-of-way for the purpose of laying down, constructing, reconstructing, removing, replacing, repairing, maintaining, operating and using, as Grantee may see fit, for the transmission and distribution of water, a pipe or pipelines and all necessary braces, connections, fastenings, and other appliances and fixtures including underground telemetry and electrical cables for use in connection there with or appurtenant thereto, in, under, along and across that certain real property described in Exhibit "A" and shown in Exhibit "B", attached hereto and made a part hereof, for specified utility services to the Downtown Educational Complex Project.

**Funding Source: East Bay Municipal Utility District****Attachments:** [Document\(s\)](#)**F. Unfinished Business**

[10-2906](#)

### Interim Progress Report No. 6 - District - California High Performance School Program

OE-10

Approval by the Board of Education of the Sixth Interim Progress Report on District's California High Performance School (CHPS) Program/Sustainability Initiatives and Energy and Water Plan Board Resolution.

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

**Legislative History**

12/7/2010	Facilities Committee	Tabled to a Date Certain
-----------	----------------------	-----------------------------

10-2538

### Report - Life Academy - Status of Rennovations

OE-10

A report by the Assistant Superintendent of Facilities Planning and Management regarding the status of the renovations for Life Academy School Site located at 2111 International Boulevard.

**Legislative History**

10/19/2010	Facilities Committee	Tabled to a Date Certain
11/9/2010	Facilities Committee	Discussed

## G. New Business



10-3040

### Report - Measure B (Fund 2122) Budget to Actural Expenditures, and Cash Projections

OE-10

Report - Measure B (Fund 2122) Budget to Actual Expenditures, and Chase Projections, as of 12/15/2010.

**Funding Source: GO Bond -Measure B**

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

[11-0037](#)

### Facilities Committee 2011 Work Plan

Adoption by the Facilities Committee Work Plan for Calendar Year 2011, as specified herein, and incorporated herein by reference as though fully set forth.

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

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

*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.*

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

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

## **J. Introduction of New Legislative Matter**

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

## **K. Adjournment**