

Oakland Unified School District

*Board of Education
Paul Robeson Building
1025 2nd Avenue, Suite 108
Oakland, CA 94606-2212
(510) 879-8199 Voice
(510) 879-8000 Fax
(510) 879-8739 TTY/TDD
boe@ousd.k12.ca.us*



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Agenda (Long)

Tuesday, March 03, 2009

5:00 PM

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

Facilities Committee

***Noel Gallo, Chairperson
Christopher Dobbins, Member
Jody London, 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that an agenda item or legislative file will be considered out of order, that consideration of an item has been withdrawn, postponed, rescheduled or "pulled" off of the Committee's General Consent Report for separate discussion and possible action.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."

C1. Minutes - Facilities Committee - February 18, 2009[09-0694](#)**Minutes - Facilities Committee - February 18, 2009****OE-05**

Adoption by Facilities Committee of its Meeting Minutes of February 18, 2009.

Attachments: [09-0694 - Minutes - Facilities Committee - February 18, 2009](#)

D. Adoption of 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.

[09-0188](#)**Change Order No. 2 - Arntz Builders - Oakland High School Modernization-Williams Settlement Mechanical Repair Project****OE-10**

Approval by Board of Education of Change Order No. 2 to Construction Contract with Arntz Builders, Novato, CA, for the latter to not make modifications to Smoke and Heat Detectors, temporary protection for Owner supplied items, Owner supplied HVAC Equipment delivery dates, unforeseen trench conditions, added Nelson studs, added blocking at AHU 5, 7, rerouting vent from Room 209 and various other items described herein in conjunction with the Oakland High School Modernization-Williams Settlement Mechanical Repair Project in the decreased amount of \$19,725.90, reducing the Agreement from \$13,930,910.42 to \$13,911.184.52. All other terms and conditions of the Agreement remain in full force and effect.

Funding Source: General Obligation Bond-Measure B

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



09-0617

Change Order No. 3 - Calhoun Brothers Grading and Paving - Calvin Simmons Elementary School Project

OE-10

Approval by Board of Education of Change Order No. 3 to Construction Contract with Calhoun Brothers Grading and Paving, Santa Clara, CA, for the latter to replace utility boxes in conjunction with the Calvin Simmons Elementary School Project in the amount of \$3,806.00, increasing the Agreement from \$438,547.00 to \$442,353.00. All other terms and conditions of the Agreement remain in full force and effect.

Funding Source: Deferred Maintenance

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



09-0618

Change Order No. 1 - G&G Builders - Highland Interim Housing Project

OE-10

Approval by Board of Education of Change Order No. 1 to Construction Contract with G&G Builders, Pleasanton, CA, for the latter to demolish ramps and patch asphalt, cap utilities at former site, install temporary fencing and various other items described herein in conjunction with the Highland Interim Housing Project in the amount of \$17,151.00, increasing the Agreement from \$179,801.00 to \$196,952.00. All other terms and conditions of the Agreement remain in full force and effect.

Funding Source: General Obligation Bond-Measure B

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



09-0619

Change Order No. 1 - Del Monte Electric Company, Inc. - Oakland High School Modernization-Williams Settlement Project

OE-10

Approval by Board of Education of Change Order No. 1 to Construction Contract with Del Monte Electric Company, Inc., Dublin, CA, for the latter to revise the ballasts and lamps in A, A1, A2 and A3 fixtures per submittal comments in conjunction with the Oakland High School Modernization-Williams Settlement Project in the amount of \$8,659.00, increasing the Agreement from \$452,000.00 to \$460,659.00. All other terms and conditions of the Agreement remain

Funding Source: General Obligation Bond-Measure B

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



09-0620

**Change Order No. 4 - Cal Pacific Construction Inc. - Laurel
Elementary School Modernization Project**

OE-10

Approval by Board of Education of Change Order No. 4 to Construction Contract with Cal Pacific Construction Inc., Alameda, CA, for the latter to remove the existing gate and fence that runs across the ramp at playground area and exterior restrooms and reinstall in conjunction with the Laurel Elementary School Modernization Project in the amount of \$56,976.81, increasing the Agreement from \$1,495,574.10 to \$1,552,550.91. All other terms and conditions of the Agreement remain in full force and effect.

Funding Source: General Obligation Bond-Measure B

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



09-0621

**Change Order No. 3 - Cal Pacific Construction Inc. - Laurel
Elementary School Modernization Project**

OE-10

Approval by Board of Education of Change Order No. 3 to Construction Contract with Cal Pacific Construction Inc., Alameda, CA, for the latter to provide new 6" rubber base where the existing rubber base is 6", based on RFI #35, revise layout to conform to SK-RFI #35 in conjunction with the Laurel Elementary School Modernization Project in the amount of \$13,155.22, increasing the Agreement from \$1,482,418.88 to \$1,495,574.10. All other terms and conditions of the Agreement remain in

Funding Source: General Obligation Bond-Measure B

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



09-0622

**Change Order No. 1 - Ray's Electric - Melrose Fire Alarm
Project**

OE-10

Approval by Board of Education of Change Order No. 1 to Construction Contract with Ray's Electric, Oakland, CA, for the latter to remove Electric (E) devices in portables A through H, and relocate (4) smoke detectors in conjunction with the Melrose Fire Alarm Project in the amount of \$18,411.29, increasing the Agreement from \$244,400.00 to \$262,811.39. All other terms and conditions of the Agreement remain in full force and effect.

Funding Source: General Obligation Bond

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



[09-0623](#)

**Change Order No. 4 - DFPF Fineline - Westlake Elementary
School Modernization-Phase 2 Project**

OE-10

Approval by Board of Education of Change Order No. 4 to Construction Contract with DFPF Fineline, San Francisco, CA, for the latter to replacement of ceiling tiles and grid in cafeteria, drawing did not indicated that the gutters were under the shingles, shingles had to be removed and replaced and various other items as described herein in conjunction with the Westlake Elementary School Modernization-Phase 2 Project in the amount of \$90,000.00, increasing the Agreement from \$3,507,701.43 to \$3,597,701.43. All other terms and conditions of the Agreement remain in full force and effect.

Funding Source: General Obligation Bond-Measure B

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



[09-0624](#)

**Change Order No. 2 - DFPF Fineline - Westlake Elementary
School Modernization-Phase 2 Project**

OE-10

Approval by Board of Education of Change Order No. 2 to Construction Contract with DFPF Fineline, San Francisco, CA, for the latter to backflow cage, remove and replace with new stucco on main building roof, extend 6X6 sleepers at HV5, H5A-C and AC-1, AC-2 and various other items described herein in conjunction with the Westlake Elementary School Modernization-Phase 2 Project in the amount of \$57,825.75, increasing the Agreement from \$3,433,168.88 to \$3,490,994.63. All other terms and conditions of the Agreement remain in full force and effect.

Funding Source: General Obligation Bond-Measure B

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



[09-0625](#)

**Change Order No. 1 - DFPF Fineline - Westlake Elementary
School Modernization-Phase 2 Project**

OE-10

Approval by Board of Education of Change Order No. 1 to Construction Contract with DFPF Fineline, San Francisco, CA, for the latter to delete hardware/labor or door in the Gymnasium, credit for wire glass, asbestos removal and various other items described herein in conjunction with the Westlake Elementary School Modernization-Phase 2 Project in the amount of -\$1,482.12, decreasing the Agreement from \$3,434,651.00 to \$3,433,168.88. All other terms and conditions of the Agreement remain in full force and effect.

Funding Source: General Obligation Bond-Measure B

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



[09-0626](#)

Change Order No.1 - Rodan Builders, Inc. - Cox Interim Housing Project

OE-10

Approval by Board of Education of Change Order No.1 to Construction Contract with Rodan Builders, Inc., Belmont, CA, for the latter to not provide demolition of existing portable restroom, relocated portables changed to leased portables, add additional fencing for the CDC and various other items as described herein in conjunction with the Cox Interim Housing Project in the amount of -\$58,432.00, decreasing the Agreement from \$387,000.00 to \$328,568.00. All other terms and conditions of the Agreement remain in full force and effect.

Funding Source: General Obligation Bond-Measure B

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



[09-0627](#)

Amendment No. 1- RGM and Associates-Division of Facilities, Planning and Management Project

OE-10

Approval by Board of Education of Amendment No. 1 with RGM and Associates for Additional Project Management Services on behalf of the District for the Division of Facilities, Planning and Management Project, increasing the contract by a not to exceed amount of \$95,000.00, increasing the previous contract amount from \$406,400.00 to a not to exceed amount of \$501,400.00 and revising the end date from February 28, 2009 to May 31, 2009. All remaining portions of the agreement shall remain in full force and effect as originally stated.

Funding Source: General Obligation Bond-Measure A

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



[09-0628](#)

Professional Services Agreement-ABC Inspections Services-Castlemont Auditorium Renovations Project

OE-10

Approval by Board of Education of Professional Services Agreement with ABC Inspection Services, Stockton, CA, for the latter to provide Division of State Architect (DSA) inspections in conjunction with the Castlemont Auditorium Renovations Project for the period commencing November 1, 2008 and concluding upon completion of the project, or permanent abandonment of the Project by the District, or May 1, 2009, whichever occurs first in an amount not-to-exceed \$15,200.00.

Funding Source: General Obligation Bond-Measure B

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



[09-0712](#)

Lease Agreement - Chinese Presbyterian Church of Oakland -Adult Education Program

OE-10

Approval by Board of Education of a Lease Agreement between District and Chinese Presbyterian Church, for rental from the latter of Adult Education Program - English As A Second Language Classes - instructional space at 265 Eighth Street, pursuant to descriptions, terms and conditions stated therein, for the period of September 3, 2008 through June 19, 2009 in an amount not to exceed \$10,500.00.

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



[09-0713](#)

Lease Agreement - Oakland Asian Student Educational Services -Adult Education Program

OE-10

Approval by Board of Education of a Lease Agreement with Oakland Asian Students Educational Services, for rental from latter of instructional space - English As A Second Language Classes - at 196 Tenth Street, for thirty (30) Saturdays, for the Adult Education Program, pursuant to descriptions, terms and conditions stated therein, for the period of September 20, 2008 through August 15, 2009 in an amount not to exceed \$2,100.00.

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



[09-0714](#)

Lease Agreement - Milton Shoong Chinese Cultural Center - Adult Education Program

OE-10

Approval by Board of Education of a Lease Agreement between District and Milton Shoong Chinese Cultural Center, for rental from latter of instructional space - English As A Second Language Classes - at 316 Ninth Street for the Adult Education Program, pursuant to descriptions, terms and conditions stated therein, for the period of September 1, 2008 through August 31, 2009 in an amount not to exceed \$89,148.00.

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

E. Unfinished Business



[09-0371](#)

City of Oakland - District Joint Facilities Use Agreement

OE-10

Approval by Board of Education new Joint Facilities Use Agreement Between the District and the City of Oakland for the period November 3, 2008 through June 30, 2013.

Attachments: [09-0371 - City of Oakland - District Joint Facilities Use Agreement.pdf](#)

Legislative History

2/3/2009	Facilities Committee	Discussed
2/18/2009	Facilities Committee	Tabled to a Date Certain



[09-0570](#)

Restructuring of Instructional Program and Redesignation of Facilities Housing Tilden School (Second Presentation)

Approval by the State Administrator and Board of Education of Joint Resolution No. 0809-0141 - Approving the restructuring of the Tilden School Instructional Program and the redesignation of physical Facilities necessary to house such restructured instructional program.

Attachments: [09-0570 - Restructuring of Instructional Program and Redesignation of Facilities Housing Tilden School.ppt](#)
[09-0570 - Restructuring of Instructional Program and Redesignation of Facilities Housing Tilden School \(Second Presentation\).ppt](#)

Legislative History

2/17/2009	Teaching and Learning Committee	Discussed
2/18/2009	Facilities Committee	Discussed

[09-0573](#)

Comprehensive Report - All District Facilities Projects

OE-10

Report from the Assistant Superintendent of Schools, Buildings and Grounds, Facilities and Custodial Services on the status all Facilities Projects of the District including but not limited to the Measure B Master Plan including but not limited to projects completed, projects underway, and projects anticipated to be completed through exhaustion of the Bond; and on other state and/or federally funded facilities projects.

Legislative History

2/18/2009	Facilities Committee	Tabled
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[09-0574](#)

Monitoring Report - Policy Type: Operation Expectation (OE) 10 - Facilities (20 Minutes)

OE-10

Adoption by Board of Education of Superintendent of Schools Monitoring Report - Policy Type: Operation Expectation (OE) 10 - Facilities (20 Minutes).
Attachments: [09-0574 - Monitoring Report - Policy Type: Operation Expectation \(OE\) 10 - Facilities.pdf](#)

Legislative History

2/18/2009 Facilities Committee Tabled to a Date
Certain

F. New Business

None



[09-0711](#)

Alameda County Office of Education - December 31, 2008 Williams Report - Oakland Unified School District

Presentation of the Alameda County Office of Education Williams Team Visit Report as of December 31, 2008 on the District.

Attachments: [09-0711 - Alameda County Office of Education - December 31, 2008 Williams Report - Oakland Unified School District.pdf](#)

G. 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.

H. Chairperson's Statement Disclosing Item(s) to be Discussed in Closed Session Today

N/A

I. Closed Session Item(s):

N/A

J. Recess to Closed Session

N/A

K. Reconvene to Public Session

N/A

L. Second Roll Call

N/A

M. Chairperson's Statement of Reportable Action Taken in Closed Session and the Vote or Abstention of Members Present, if any.

N/A

N. 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.

O. Adjournment