

# Oakland Unified School District

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## **Agenda (Long)**

**Tuesday, September 01, 2009**

**5:00 PM**

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

## **Facilities Committee**

***Christopher Dobbins, Chairperson***

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that an agenda item or legislative file will be considered out of order, that consideration of an item has been withdrawn, postponed, rescheduled or "pulled" off of the Committee's General Consent Report for separate discussion and possible action.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

**D. Adoption of Committee Minutes**[09-2583](#)**Minutes - Facilities Committee - August 18, 2009**

Approval by Facilities Committee of its Meeting of August 18, 2009.

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

**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.*

[09-2195](#)**Project Budget, Key Code and Project Number-Life  
Academy Relocation to 2111 International Blvd. Project****OE-10**

Approval by the Board of Education of Resolution 0910-0002 - Authorizing and approving the New Project Budget, Key Code and Project Number for Life Academy Relocation to 2111 International Blvd. Project, in the amount of \$16,000,000.00.

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

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



**09-2297**

**Amendment No. 1 - Jerry Henry Elevator, Escalator & Subway Consultant - District-wide Elevator Surveys Project**

**OE-10**

Approval by the Board of Education of Amendment No. 1 to Professional Services Agreement between District and Jerry Henry Elevator, Escalator & Subway Consultant, Plano, CA, for the latter to review status of District Elevators and wheelchair lifts, prepare deficiency lists and punch lists after completion of the work in conjunction with the District-wide Elevator Surveys Project, in an additional amount not to exceed \$0.00, increasing the Agreement from \$0.00 to a not-to-exceed amount of 0.00, and extending the end date from January 1, 2009 to December 31, 2009. All other terms and conditions of the Agreement remain in full force and effect.

**Funding Source: Developer Fees**

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



**09-2298**

**Amendment No. 3 - Ninyo & Moore - Downtown Educational Complex Project**

**OE-10**

Approval by the Board of Education of Amendment No. 3 to Professional Services Agreement between District and Ninyo & Moore, Oakland, CA, correcting the last amended cost amount for abatement services for the Downtwon Educational Complex from a not-to-exceed amount \$11,500.00 (an error) to a not-to-exceed amount of \$16,600.00. All other terms and conditions of the Agreement remain in full force and effect.

**Funding Source: Fund 25**

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



**09-2448**

**Change Order No. 7 - Albay Construction Co. - Cleveland Elementary School Modernization Project**

**OE-10**

Approval by the Board of Education of Change Order No. 7 to Construction Contract between District and Albay Construction Co., Martinez, CA, for the latter to provide upgrade for the girls restroom to conform to ADA requirements in conjunction with the Cleveland Elementary School Modernization Project in the additional amount of \$20,866.74, increasing the Agreement from \$3,321,009.05 to \$3,341,875.79. All other terms and conditions of the Agreement remain in full force and effect.

**Resource Code - 2122-108**

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

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



**09-2449**

**Change Order No. 6 - Albay Construction Co. - Cleveland Elementary School Modernization Project**

**OE-10**

Approval by the Board of Education of Change Order No. 6 to Construction Contract between District and Albay Construction Co., Martinez, CA, for the latter to provide credits for concrete, rebar and handrails; replace rusted door frames; install temporary egress stairs; added supervision and project management due to added scope of work and various other items described herein in conjunction with the Cleveland Elementary School Modernization Project in the additional amount of \$148,239.48, increasing the Agreement from \$3,172,769.57 to \$3,321,009.05. All other terms and conditions of the Agreement remain in full force and effect.

**Resource Code - 2122-108**

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

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



**09-2450**

**Change Order No. 3 - J. W. & Sons, Inc. - Castlemont Auditorium Renovations Project**

**OE-10**

Approval by the Board of Education of Change Order No. 3 to Construction Contract between District and J. W. & Sons, Inc., Petaluma, CA, for the latter to provide added backing for mounting TV in four places; provide additional steel frames for acrylic panels; purchase six new house ceiling registers and shop fabricate dampers and various other items described herein in conjunction with the Castlemont Auditorium Renovations Project in the additional amount of \$13,764.00, increasing the Agreement from \$3,019,264.00 to \$3,033,028.00. All other terms and conditions of the Agreement remain in full force and effect.

**Resource Code - 2122-301**

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

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

**09-2451****Change Order No. 2 - J. W. & Sons, Inc. - Castlemont Auditorium Renovations Project****OE-10**

Approval by the Board of Education of Change Order No. 2 to Construction Contract between District and J. W. & Sons, Inc., Petaluma, CA, for the latter to provide an electrical outlet at the north side of the lobby on the angled wall about 6' from the face of the double doors N01C; per the architect, field instruction, provide and install clear anodized 3/4" flatbar at window elevations to cover holes in mullions and various other items described herein in conjunction with the Castlemont Auditorium Renovations Project in the additional amount of \$38,596.00, increasing the Agreement from \$2,980,668.00 to \$3,019,264.00. All other terms and conditions of the Agreement remain in full force and effect.

**Resource Code - 2122-301****Funding Source: General Obligation Bond-Measure B****Attachments:** [Document\(s\)](#)**09-2452****Change Order No. 2 - LC General Engineering - Montera Middle School and Sobrante Park Elementary School ADA Increment I Projects****OE-10**

Approval by the Board of Education of Change Order No. 2 to Construction Contract between District and LC General Engineering, San Francisco, CA, for the latter to provide existing field conditions dictated additional demo and installation of concrete, as required by ADA; change door A5812 sign with "Custodian" in lieu of "Janitor" in conjunction with the Montera Middle School and Sobrante Park Elementary School ADA Increment I Projects in the additional amount of \$1,316.00, increasing the Agreement from \$235,632.00 to \$236,948.00. All other terms and conditions of the Agreement remain in full force and effect.

**Resource Code - 2122-211; 2122-154****Funding Source: General Obligation Bond-Measure A****Attachments:** [Document\(s\)](#)**09-2453****Change Order No. 1 - Ray's Electric - Tilden Fire Alarm Project****OE-10**

Approval by the Board of Education of Change Order No. 1 to Construction Contract between District and Ray's Electric, Oakland, CA, for the latter to provide addition of a smoke detector, strobe, conduit and wire in conjunction with the Tilden Fire Alarm Project in the additional amount of \$804.68, increasing the Agreement from \$124,104.68 to \$124,904.68. All other terms and conditions of the Agreement remain in full force and effect.

**Resource Code - 2122-918****Funding Source: General Fund****Attachments:** [Document\(s\)](#)**09-2454****Change Order No. 2 - Ray's Electric - Tilden Fire Alarm Project****OE-10**

Approval by the Board of Education of Change Order No. 2 to Construction Contract District and Ray's Electric, Oakland, CA, for the latter to provide two smoke detectors, conduit, and wire in a storage room, and four heat detectors above ceiling due to discovered beam pockets in conjunction with the Tilden Fire Alarm Project in the additional amount of \$2,203.93, increasing the Agreement from \$124,904.68 to \$127,108.61. All other terms and conditions of the Agreement remain in full force and effect.

**Resource Code - 2122-918****Funding Source: General Fund****Attachments:** [Document\(s\)](#)**09-2455****Change Order No. 4- Trinet Construction, Inc. - Cox REACH Admin Office Portables Project****OE-10**

Approval by the Board of Education of Change Order No. 4 to Construction Contract between District and Trinet Construction, Inc., San Francisco, CA, for the latter to provide grounding of the portable ramps which were not included in the Portable Manufactures Contract and is not part of the Contractors Original Scope of Work in conjunction with the Cox REACH Admin Office Portables Project in the additional amount of \$2,475.00, increasing the Agreement from \$356,746.00 to \$359,221.00. All other terms and conditions of the Agreement remain in full force and effect.

**Resource Code - 2122-110****Funding Source: General Obligation Bond-Measure B****Attachments:** [Document\(s\)](#)**09-2457****Project Budget, Key Code and Project Number - Sobrante Park Elementary School Classroom 1 Fire Repairs****OE-10**

Approval by the Board of Education of Resolution 0910-0008 on behalf of the District-Authorizing and approving the New Project Budget, Key Code and Project Number for Sobrante Park Elementary School Classroom 1 Fire Repairs Project in the amount of \$369,286.50.

**Resource Code - 0111-154****Funding Source: Risk Management**

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



**09-2462**

**Professional Services Agreement - Colland Jang Architects -  
Claremont HVAC Replacement Project**

**OE-10**

Approval by the Board of Education of Professional Services Agreement between District and Colland Jang Architects, Oakland, CA, for the latter to provide professional architectural and engineering services including; providing design documents for HVAC alteration; assist District in securing Division of State Architect (DSA) approvals; provide construction administration services 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 Claremont HVAC Replacement Project for the period commencing August 20, 2009 and concluding upon completion of the desired services described herein, but no later than September 20, 2010 in an amount not to exceed \$128,500.00.

**Resource Code - 1414-201**

**Funding Source: Deferred Maintenance**

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



**09-2463**

**Professional Services Agreement - HY Architects, Inc. -  
Sobranite Park Elementary School Classroom 1 Repair  
Project**

**OE-10**

Approval by the Board of Education of Professional Services Agreement between District and HY Architects, Inc., Oakland, CA, for the latter to provide architectural and engineering services for the reconstruction of fire damaged Classroom 1 in conjunction with the Sobranite Park Elementary School Classroom 1 Repair Project for the period commencing September 10, 2009 and concluding upon completion of the desired services described herein, but no later than August 3, 2010 in an amount not to exceed \$68,415.00.

**Resource Code - 0111-154**

**Funding Source: Risk Management**

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



**09-2466**

**Amendment No. 1 - ACC Environmental - Life Academy  
Roof Replacement Project**

**OE-10**

Approval by the Board of Education of Amendment No. 1 to Professional Services Agreement between District and ACC Environmental, Oakland, CA, for the latter to provide project planning, specifications, project management and monitoring services for the removal of asbestos containing building materials of the AC/Roof Replacement Project, due to a District request in conjunction with the Life Academy Roof Replacement Project in an additional amount not to exceed \$5,070.00, increasing the Agreement from \$6,460.00 to a not-to-exceed amount of \$11,530.00. All other terms and conditions of the Agreement remain in full force and effect.

**Resource Code - 1414-335**

**Funding Source: Deferred Maintenance**

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



**09-2468**

**Amendment No. 7 - Loving & Campos Architects (LCA) -  
Oakland High School Modernization Project**

**OE-10**

Approval by the Board of Education of Amendment No. 7 to Professional Services Agreement between District and Loving & Campos Architects (LCA), Walnut Creek, CA, for the latter to provide additional structural services to include: architectural coordination, acoustical evaluation with site visit and measurements, noise calculations, analysis and report. Site visit during implementation and follow-up measures as required per a District Requested change in scope, and 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 Oakland High School Modernization Project in an additional amount not to exceed \$6,810.00, increasing the Agreement from \$1,787,527.00 to a not-to-exceed amount of \$1,794,337.00. All other terms and conditions of the Agreement remain in full force and effect.

**Resource Code - 2122-304**

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

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



**09-2494**

**Amendment No. 5 - Loving & Campos Architects, Inc. -  
Oakland High School Modernization Project**

**OE-10**



Approval by the Board of Education of Amendment No. 5 to Professional Services Agreement between District and Loving & Campos Architects, Inc., Walnut Creek, CA, for the latter to provide additional work required to submit the design package for CHPS verifications, including an acoustical analysis and report, per proposal dated March 13, 2009, which is attached and forms an integral part of this contract, in conjunction with the Oakland High School Modernization Project in an additional amount not to exceed \$13,540.00, increasing the Agreement from \$1,743,367.00 to a not-to-exceed amount of \$1,756,907.00. All other terms and conditions of the Agreement remain in full force and effect.

**Resource Code - 2122-304**

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

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



**09-2495**

**Amendment No. 1 - Marvin Saltzberg - Lowell Middle School Walkway Roofing Project**

**OE-10**

Approval by the Board of Education of Amendment No. 1 to Professional Services Agreement between District and Marvin Saltzberg, Hercules, CA, for the latter to provide additional Division of State Architect (DSA) inspection in conjunction with the Lowell Middle School Walkway Roofing Project, in an additional amount not to exceed \$12,000.00, increasing the Agreement from \$20,000.00 to a not-to-exceed amount of \$32,000.00, and extending the end date from April 30, 2009 to September 20, 2009. All other terms and conditions of the Agreement remain in full force and effect.

**Resource Code - 1414-209**

**Funding Source: Deferred Maintenance**

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



**09-2497**

**Professional Services Agreement - Loving & Campos Architects (LCA) - Lowell Middle School Health Clinic Project**

**OE-10**

Approval by the Board of Education of Professional Services Agreement between District and Loving & Campos Architects (LCA), Walnut Creek, CA, for the latter to provide design, agency approval, bidding, construction administration and closeout assistance for the health clinic in conjunction with the Lowell Middle School Health Clinic Project for the period commencing September 10, 2009 and concluding upon completion of the desired services described herein, but no later than August 1, 2012 in an amount not to exceed \$63,000.00.

**Resource Code - 1414-209**

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

**Attachments:**   [Document\(s\)](#)



**09-2498**

**Professional Services Agreement - Loving & Campos  
Architects (LCA) - Lowell Middle School Modernization  
Project**

**OE-10**

Approval by the Board of Education of Professional Services Agreement between District and Loving & Campos Architects (LCA), Walnut Creek, CA, for the latter to provide design, agency approval, bidding, construction administration and closeout assistance for the health clinic in conjunction with the Lowell Middle School Modernization Project for the period commencing September 10, 2009 and concluding upon completion of the desired services described herein, but no later than August 1, 2012 in an amount not to exceed \$842,250.00.

**Resource Code - 2122-204**

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

**Attachments:**   [Document\(s\)](#)



**09-2499**

**Professional Services Agreement - Michael Willis Architects  
- Lowell Shop Building Roof Replacement Project**

**OE-10**

Approval by the Board of Education of Professional Services Agreement between District and Michael Willis Architects, Oakland, CA, for the latter to draw the overall roof plans, cost estimates, plan and check construction documents and various other items described herein in conjunction with the Lowell Shop Building Roof Replacement for the period commencing September 10, 2009 and concluding upon completion of the desired services described herein, but no later than November 10, 2009 in an amount not to exceed \$16,860.00.

**Resource Code - 1414-209**

**Funding Source: Deferred Maintenance**

**Attachments:**   [Document\(s\)](#)



**09-2508**

**Change Order No. 4 - West Coast Contractors - Hoover  
Elementary School Modernization Project**

**OE-10**

Approval by the Board of Education of Change Order No. 4 to Construction Contract between District and West Coast Contractors, Fairfield, CA, for the latter to reframing of C5 and Credit for Fire Treatment; raise plumbing penetrations; replace low soffit ceiling w/new T-Bar Accessible ceiling; remove and reinstall rooftop gas lines and various other items described herein in conjunction with the Hoover Elementary School Modernization Project in the amount of \$64,521.00, increasing the Agreement from \$3,706,446.00 to \$3,770,967.00. All other terms and conditions of the Agreement remain in full force and effect.

**Resource Code - 2122-709**

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

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

## **F. Unfinished Business**

*None*

## **G. New Business**

**09-2595**

### **Rickey Henderson Field - Phase II - Oakland International High School**

**OE-10**

Presentation of Report from the Superintendent of Schools or designee regarding status of City of Oakland Grant Application or other funding for Phase II of the Rickey Henderson Field at Oakland International High School.

**09-2597**

### **District Vegetation Management Policy and/or Practices**

**OE-10**

Presentation by Superintendent of Schools or designee on the District's Vegetation Management Policy and/or Practices.

## **H. 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.*

**I. 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.*

**J. Adjournment**