

Oakland Unified School District

Board of Education
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DRAFT



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Minutes (Long)

Tuesday, June 15, 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 5:01 P.M.

B. Roll Call

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

C. Modification(s) To Agenda

the Unfinished Business and the New Business before adoption of the Committee General Consent Agenda. Chairperson Gallo agreed to Director London's request.

Director Spearman requested the following Legislative Files be pulled from the Committee General Consent Report for separate discussion and possible separate action. Legislative Files 10-1508, 10-1509, 10-1510, 10-1511, 10-1512, 10-1513, 10-1514, 10-1515, 10-1516 and 10-1517 for Schirmer Engineering, Legislative Files 10-1518, 10-1519, 10-1520, 10-1521, 10-1522, 10-1523, 10-1524, 10-1525 and 10-1526, 10-1576 and 10-1577.

Director London requested Legislative File 10-1597 be pulled from the Committee General Consent Report for separate discussion and possible separate action.

D. Adoption of Committee Minutes

E. Adoption of the Committee General Consent Report



[10-1508](#)

Professional Services Facilities Contract - Schirmer Engineering - Golden Gate Fire Alarm Replacement Project

Approval by the Board of Education of Professional Services Facilities Contract between District and Schirmer Engineering, Concord, CA, for the latter to provide design and construction administration services, 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 Golden Gate Fire Alarm Replacement Project for the period commencing June 30, 2010 and concluding no later than December 31, 2011 in an amount not to exceed \$15,200.00.

Resource Code - 2122-814

Funding Source: General Obligation Bond-Measure B

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

Director Spearman pulled all the contracts pertaining to Schirmer Engineering. Director

Spearman said Mr. White has recommended this firm have these contracts for fire alarm work. She said the company is located in Concord, California, and wanted to know if they were the lowest bidder and was there no local company that could have done the work or was the work specialized?

Mr. White said it was specialized work. He said what you have in the District is a long standing inventory of alarm systems, a set of proprietary alarm systems most notably Simplex. He said our inventory of alarm systems is in various states of disarray. He said in some cases what Schirmer is doing for the District is forensics on them giving the District recommendations for their repair and replacement in conjunction with the most current and applicable fire codes. Mr. White said he would have Tadashi Nakadegawa, Director of Facilities, to explain a little more.

Director Spearman also for an explanation for the difference in the contract amounts.

Tadashi Nakadegawa said the firm is a specialized fire alarm engineering company. He said the department has looked for an Oakland firm that has the qualification and can work with our selected firm alarm vendor who is Simplex-Grinell. He said Simplex-Grinell was selected as the District's standard firm alarm provider in an effort to improve the reliability of District fire alarm systems and have a fire alarm system District-wide that can maintained and ensure a reliable fashion. He said Schirmer is working with the District and Simplex-Grinell to ensure that the new installation meets the District's stringent design standards and installation standards.

Director Spearman asked if the systems would be new?

Mr. Nakadegawa said they would be replacements fire alarm systems that Schirmer is designing.

A motion was made by Alice Spearman, seconded by Noel Gallo, that this matter be Recommended Favorably. The motion carried by the following vote:

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

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



10-1510

Professional Services Facilities Contract - Schirmer Engineering - Harriet Tubman CDC Fire Alarm Replacement Project

Approval by the Board of Education of Professional Services Facilities Contract between District and Schirmer Engineering, Concord, CA, for the latter to provide design and construction administration services, 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 Harriet Tubman CDC Fire Alarm Replacement Project for the period commencing June 30, 2010 and concluding no later than December 31, 2011 in an amount not to exceed \$15,200.00.

Resource Code - 2122-825

Funding Source: General Obligation Bond-Measure B

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

[See Legislative File 10-1508 for additional comments.]

A motion was made by Alice Spearman, seconded by Noel Gallo, that this matter be Recommended Favorably. The motion carried by the following vote:

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



10-1511

Professional Services Facilities Contract - Schirmer Engineering - Lockwood Fire Alarm and Intrusion Alarm Replacement Project

Approval by the Board of Education of Professional Services Facilities Contract between District and Schirmer Engineering, Concord, CA, for the latter to provide design and construction administration services, 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 Lockwood Fire Alarm and Intrusion Alarm Replacement Project for the period commencing June 30, 2010 and concluding no later than December 31, 2011 in an amount not to exceed \$77,700.00.

Resource Code - 2122-134

Funding Source: General Obligation Bond-Measure B

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

[See Legislative File 10-1508 for additional comments.]

A motion was made by Alice Spearman, seconded by Noel Gallo, that this matter be Recommended Favorably. The motion carried by the following vote:

Votes: Adv Aye: 0
 Adv Nay: 0
 Adv Abstain: 0
 Aye: 2 - Alice Spearman and Noel Gallo
 Nay: 0

Recused: 0
Absent: 1 - Jody London
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**10-1512****Professional Services Facilities Contract - Schirmer Engineering - Piedmont CDC Fire Alarm Replacement Project**

Approval by the Board of Education of Professional Services Facilities Contract between District and Schirmer Engineering, Concord, CA, for the latter to provide design and construction administration services, 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 Piedmont CDC Fire Alarm Replacement Project for the period commencing June 30, 2010 and concluding no later than December 31, 2011 in an amount not to exceed \$13,600.00.

Resource Code - 2122-832

Funding Source: General Obligation Bond-Measure B

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

[See Legislative File 10-1508 for additional comments.]

A motion was made by Alice Spearman, seconded by Noel Gallo, that this matter be Recommended Favorably. The motion carried by the following vote:

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

**10-1513****Professional Services Facilities Contract - Schirmer Engineering - Manzanita CDC Fire Alarm Replacement Project**

Approval by the Board of Education of Professional Services Facilities Contract between District and Schirmer Engineering, Concord, CA, for the latter to provide design and construction administration services, 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 Manzanita CDC Fire Alarm Replacement Project for the period commencing June 30, 2010 and concluding no later than December 31, 2011 in an amount not to exceed \$13,600.00.

Resource Code - 2122-829

Funding Source: General Obligation Bond-Measure B

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

[See Legislative File 10-1508 for additional comments.]

A motion was made by Alice Spearman, seconded by Noel Gallo, that this matter be Recommended Favorably. The motion carried by the following vote:

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



10-1514

Professional Services Facilities Contract - Schirmer Engineering - Jefferson CDC Fire Alarm Replacement Project

Approval by the Board of Education of Professional Services Facilities Contract between District and Schirmer Engineering, Concord, CA, for the latter to provide design and construction administration services, 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 Jefferson CDC Fire Alarm Replacement Project for the period commencing June 30, 2010 and concluding no later than December 31, 2011 in an amount not to exceed \$15,200.00.

Resource Code - 2122-161

Funding Source: General Obligation Bond-Measure B

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

[See Legislative File 10-1508 for additional comments.]

A motion was made by Alice Spearman, seconded by Noel Gallo, that this matter be Recommended Favorably. The motion carried by the following vote:

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



10-1515

Professional Services Facilities Contract - Schirmer Engineering - Highland CDC Fire Alarm Replacement Project

Approval by the Board of Education of Professional Services Facilities Contract between District and Schirmer Engineering, Concord, CA, for the latter to provide design and construction administration services, 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 Highland CDC Fire Alarm Replacement Project for the period commencing June 30, 2010 and concluding no later than December 31, 2011 in an amount not to exceed \$13,600.00.

Resource Code - 2122-815

Funding Source: General Obligation Bond-Measure B

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

[See Legislative File 10-1508 for additional comments.]

A motion was made by Alice Spearman, seconded by Noel Gallo, that this matter be Recommended Favorably. The motion carried by the following vote:

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



10-1516

Professional Services Facilities Contract - Schirmer Engineering - Yuk Yau CDC Fire Alarm Replacement Project

Approval by the Board of Education of Professional Services Facilities Contract between District and Schirmer Engineering, Concord, CA, for the latter to provide design and construction administration services, 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 Yuk Yau CDC Fire Alarm Replacement Project for the period commencing June 30, 2010 and concluding no later than December 31, 2011 in an amount not to exceed \$15,200.00.

Resource Code - 2122-824

Funding Source: General Obligation Bond-Measure B

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

[See Legislative File 10-1508 for additional comments.]

A motion was made by Alice Spearman, seconded by Noel Gallo, that this matter be Recommended Favorably. The motion carried by the following vote:

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Alice Spearman and Noel Gallo
Nay: 0

Recused: 0
Absent: 1 - Jody London
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**10-1517****Professional Services Facilities Contract - Schirmer Engineering - Centro Infantil CDC Fire Alarm Replacement Project**

Approval by the Board of Education of Professional Services Facilities Contract between District and Schirmer Engineering, Concord, CA, for the latter to provide design and construction administration services, 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 Centro Infantil CDC Fire Alarm Replacement Project for the period commencing June 30, 2010 and concluding no later than December 31, 2011 in an amount not to exceed \$15,200.00.

Resource Code - 2122-824

Funding Source: General Obligation Bond-Measure B

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

A motion was made by Alice Spearman, seconded by Noel Gallo, that this matter be Recommended Favorably. The motion carried by the following vote:

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

**10-1518****Professional Services Facilities Contract - Simplex Grinnell - Montera Middle School Modernization Project**

Approval by the Board of Education of Professional Services Facilities Contract between District and Simplex Grinnell, Livermore, CA, for the latter to provide verification of proper fire alarm installation in conjunction with the Montera Middle School Modernization Project for the period commencing June 24, 2010 and concluding no later than November 30, 2011 in an amount not to exceed \$21,600.00

Resource Code - 2122-211

Funding Source: General Obligation Bond-Measure B

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

Director Spearman said the company was from Livermore, California, and asked if there was no local firm to do the work.

Mr. White said these items are similarly associated with the Schirmer contracts. He said the difference is Schirmer works on the existing fire alarms and conducts and evaluation on how best to keep them in a state of repair. He said these items are associated with the materials themselves.

Tadashi Nakadegawa said in the District's effort to ensure working functioning systems that are easily maintained, the department found it was extremely important to have the company that makes the product involved in the installations and overseeing the contractors making the installations because they are complex systems and require a lot of expertise to get installed correctly.

Public Comments

Darrel Carey said the committee is going to spend about \$1 million dollars with non-Oakland residents with one fell swoop. He said it that seems to be the habit of this Committee and the organization. He said what he heard Mr. Nakadegawa say was some of the money was spent to consult and advise the District on what needs to happen. Mr. Carey noted that he submitted several Speaker Cards on the Consent Report.

Chairperson Gallo asked Secretary Rakestraw how many Speaker Cards had Mr. Carey submitted?

Secretary Rakestraw said Mr. Carey had submitted eight Speaker Cards.

Chairperson Gallo said Mr. Carey has eight Speaker Cards with two minutes per card for a total of 16 minutes to speak to the public.

Mr. Carey said Chairperson Gallo led the effort to ensure GKK McCarthy continues to get the money out of the Oakland Unified School District. He said the committee is saying that is ok, we can't do anything about it, we don't want to spend a few million dollars compared to what has been done. Mr. Carey said he was never been a part of any team to get a contract in the District. He said you will bring a company from Sacramento called Riverview Construction to West Oakland and Ms. Hinton Hodge is agreeing to that. Mr. Carey said you could not find anybody in West Oakland to help Prescott Elementary School modernize their own community. He said he is wondering how many Oakland companies is doing work in Sacramento? He said the Concord firm is receiving over \$200,000 for just advising the District. He said the company from Livermore you are spending close to \$100,000 there. Mr. Carey said if you add up the contracts for GKK McCarthy and Riverview that is close to \$8 million dollars. He said he was confused as to who the Committee was representing. Mr. Carey said Chairperson Gallo guides policy for this committee. He said if it doesn't start here, where does it start? He said he challenges this body to stand up for Oakland residents for once instead of going back telling them false promises and giving them false hope and you come here and do nothing. He said you lost the powers of this Board because you allowed staff to tell you what was best and the justification came when your powers were removed from you. He said with the community standing behind you, your powers were restored back and then you will fall back into the same behavior that put you into receivership in the first place.

Director Spearman made a motion to approve the all the items she pulled from the Consent Report and Chairperson Gallo seconded the motion.

A motion was made by Alice Spearman, seconded by Noel Gallo, that this matter be Recommended Favorably. The motion carried by the following vote:

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



10-1519

Professional Services Facilities Contract - Simplex Grinnell - Sobrante Park Classroom 1 Fire Repair Project

Approval by the Board of Education of Professional Services Facilities Contract between District and Simplex Grinnell, Livermore, CA, for the latter to provide supervision to the electrical contractor and/or low-voltage installer of the fire alarm system during critical path periods of conduit installation, wire pulling, wire continuity review testing and termination/trimming of devices in conjunction with the Sobrante Park Classroom 1 Fire Repair Project for the period commencing June 24, 2010 and concluding no later than June 30, 2011 in an amount not to exceed \$6,480.00.

Resource Code - 0000-154

Funding Source: Risk Management

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

[See Legislative File 10-1518 for additional comments.]

A motion was made by Alice Spearman, seconded by Noel Gallo, that this matter be Recommended Favorably. The motion carried by the following vote:

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



10-1520

Professional Services Facilities Contract - Simplex Grinnell - Madison Middle School Health Center Project

Approval by the Board of Education of Professional Services Facilities Contract between District and Simplex Grinnell, Livermore, CA, for the latter to provide supervision to the electrical contractor and/or low-voltage installer of the fire alarm system during critical path periods of conduit installation, wire pulling, wire continuity review testing and termination/trimming of devices in conjunction with the Madison Middle School Health Center Project for the period commencing June 24, 2010 and concluding no later than June 30, 2011 in an amount not to exceed \$6,480.00.

Resource Code - 2122-215

Funding Source: General Obligation Bond-Measure B

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

[See Legislative File 10-1518 for additional comments.]

A motion was made by Alice Spearman, seconded by Noel Gallo, that this matter be Recommended Favorably. The motion carried by the following vote:

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



10-1521

Professional Services Facilities Contract - Simplex Grinnell - Claremont Plumbing Renovation Project

Approval by the Board of Education of Professional Services Facilities Contract between District and Simplex Grinnell, Livermore, CA, for the latter to provide supervision to the electrical contractor and/or low-voltage installer of the fire alarm system during critical path periods of conduit installation, wire pulling, wire continuity review testing and termination/trimming of devices in conjunction with the Claremont Plumbing Renovation Project for the period commencing June 24, 2010 and concluding no later than October 1, 2010 in an amount not to exceed \$3,780.00.

Resource Code - 1414-210

Funding Source: Deferred Maintenance

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

[See Legislative File 10-1508 for additional comments.]

A motion was made by Alice Spearman, seconded by Noel Gallo, that this matter be Recommended Favorably. The motion carried by the following vote:

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Alice Spearman and Noel Gallo
Nay: 0

Recused: 0
 Absent: 1 - Jody London
 Preferential Aye: 0
 Preferential Abstention: 0
 Preferential Nay: 0



10-1522

Professional Services Facilities Contract - Simplex Grinnell - Elmhurst Middle School Modernization-Auditorium Project

Approval by the Board of Education of Professional Services Facilities Contract between District and Simplex Grinnell, Livermore, CA, for the latter to provide supervision to the electrical contractor and/or low-voltage installer of the fire alarm system during critical path periods of conduit installation, wire pulling, wire continuity review testing and termination/trimming of devices in conjunction with the Elmhurst Middle School Modernization-Auditorium Project for the period commencing June 24, 2010 and concluding no later than December 31, 2011 in an amount not to exceed \$16,200.00.

Resource Code - 2122-202

Funding Source: General Obligation Bond-Measure B

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

[See Legislative File 10-1518 for additional comments.]

A motion was made by Alice Spearman, seconded by Noel Gallo, that this matter be Recommended Favorably. The motion carried by the following vote:

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



10-1523

Professional Services Facilities Contract - Simplex Grinnell - Lowell Middle School Modernization Project

Approval by the Board of Education of Professional Services Facilities Contract between District and Simplex Grinnell, Livermore, CA, for the latter to provide supervision to the electrical contractor and/or low-voltage installer of the fire alarm system during critical path periods of conduit installation, wire pulling, wire continuity review testing and termination/trimming of devices in conjunction with the Lowell Middle School Modernization Project for the period commencing June 24, 2010 and concluding no later than October 1, 2010 in an amount not to exceed \$12,960.00.

Resource Code - 2122-204

Funding Source: General Obligation Bond-Measure B

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

[See Legislative File 10-1518 for additional comments.]

A motion was made by Alice Spearman, seconded by Noel Gallo, that this matter be Recommended Favorably. The motion carried by the following vote:

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



10-1524

Professional Services Facilities Contract - American Consulting Engineer Electrical, Inc. - Downtown Educational Complex Project

Approval by the Board of Education of Professional Services Facilities Contract between District and American Consulting Engineer Electrical, Inc., Santa Clara, CA, for the latter to provide electrical design and engineering for the proposed fourteen (14) data racks at the New Data Center, 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 Downtown Educational Complex Project for the period commencing June 24, 2010 and concluding no later than December 31, 2011 in an amount not to exceed \$35,800.00.

Resource Code - 2525-121

Funding Source: Developer Fees

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

A motion was made by Alice Spearman, seconded by Noel Gallo, that this matter be Recommended Favorably. The motion carried by the following vote:

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



10-1525

Professional Services Facilities Contract - Loving and Campos Architects, Inc. - Downtown Educational Complex Project

Approval by the Board of Education of Professional Services Facilities Contract between District and Loving and Campos Architects, Inc., Oakland, CA, for the latter to provide design and engineering for five (5) new data racks at the existing Data Center currently located at the Harper Building, with the attached proposal is incorporated into the contract to the extent that it is subordinate to and not inconsistent with the contract terms, in conjunction with the Downtown Educational Complex Project for the period commencing June 24, 2010 and concluding no later than June 23, 2011 in an amount not to exceed \$4,905.00.

Resource Code - 2525-121

Funding Source: Developer Fees

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

[See Legislative File 10-1508 for additional comments.]

A motion was made by Alice Spearman, seconded by Noel Gallo, that this matter be Recommended Favorably. The motion carried by the following vote:

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



10-1526

Professional Services Facilities Contract - Consolidated Engineering Laboratories - Claremont Middle School Restroom Renovation Project

Approval by the Board of Education of Professional Services Facilities Contract between District and Consolidated Engineering Laboratories, Oakland, CA, for the latter to provide materials testing and construction inspection services in conjunction with the Claremont Middle School Restroom Renovation Project for the period commencing June 24, 2010 and concluding no later than October 1, 2010 in an amount not to exceed \$4,315.00.

Resource Code - 1414-201

Funding Source: Deferred Maintenance

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

[See Legislative File 10-1508 for additional comments.]

A motion was made by Alice Spearman, seconded by Noel Gallo, that this matter be Recommended Favorably. The motion carried by the following vote:

Votes: Adv Aye: 0
Adv Nay: 0
Adv Abstain: 0
Aye: 2 - Alice Spearman and Noel Gallo
Nay: 0
Recused: 0

Absent: 1 - Jody London
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**10-1531****Award of Bid and Construction Contract - A & E Emaar - Havenscourt Middle School Phase 1 Temporary Classrooms Project**

Approval by the Board of Education of Resolution No. 0910-0261 - Award of Bid and Construction Contract between District and A & E Emaar, Albany, CA, for the latter as the lowest responsive, responsible bidder and rejecting all other bids, if any, provide installation infrastructure to support six temporary classroom portables and various other items described herein in conjunction with the Havenscourt Middle School Phase 1 Temporary Classrooms Project for the period commencing June 24, 2010 and ending August 22, 2011 in the amount of \$350,000.00.

Resource Code - 2122-207

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

**10-1532****Award of Bid and Construction Contract - Albay Construction Co. - Madison Middle School Health Center Project**

Approval by the Board of Education of Resolution No. 0910-0263 - Award of Bid and Construction Contract between District and Albay Construction Co., Martinez, CA, for the latter as the lowest responsive, responsible bidder and rejecting all other bids, if any, convert an existing classroom into a Health Center and renovate an existing computer lab. Scope will include minor demolition, hazardous waste abatement and various other items described herein in conjunction with the Madison Middle School Health Center Project for the period commencing June 24, 2010 and ending December 31, 2011 in the amount of \$844,000.00.

Resource Code - 2122-215

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

**10-1533****Award of Bid and Construction Contract - Alten Construction - Montera Middle School Modernization Project**

Approval by the Board of Education of Resolution No. 0910-0264 - Award of Bid and Construction Contract between District and Alten Construction, Richmond, CA, for the latter as the lowest responsive, responsible bidder and rejecting all other bids, if any, provide modernization of the entire campus, painting, fire alarm, plumbing, flooring, data and phones in conjunction with the Montera Middle School Modernization Project for the period commencing June 24, 2010 and ending August 26, 2011 in the amount of \$6,578,140.00.

[Enter body here.]

Resource Code - 2122-211

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

**10-1534****Award of Bid and Construction Contract - Alten Construction - Montera Middle School Fire Alarm Project**

Approval by the Board of Education of Resolution No. 0910-0258 - Award of Bid and Construction Contract between District and Alten Construction, Richmond, CA, for the latter as the lowest responsive, responsible bidder and rejecting all other bids, if any, provide modernization of the entire campus fire alarm replacement in conjunction with the Montera Middle School Fire Alarm Project for the period commencing June 24, 2010 and ending August 26, 2011 in the amount of \$714,300.00.

Resource Code - 2122-211

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



10-1535

Award of Bid and Construction Contract - Beliveau Engineering Contractors, Inc. - Glenview Lower Play Yard Paving and Accessible Ramp Project

Approval by the Board of Education of Resolution No. 0910-0262 - Award of Bid and Construction Contract between District and Beliveau Engineering Contractors, Inc., Oakland, CA, for the latter as the lowest responsive, responsible bidder and rejecting all other bids, if any, provide construction services in conjunction with the Glenview Lower Play Yard Paving and Accessible Ramp Project for the period commencing June 28, 2010 and ending September 3, 2010 in the amount of \$714,000.00.

Resource Code - 1414-119

Funding Source: Deferred Maintenance

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

This Matter was Recommended Favorably on the Consent Agenda.

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



10-1537

Award of Bid and Construction Contract - Petersen Dean Commercial, Inc. - Burbank Elementary School Roofing Project

Approval by the Board of Education of Resolution No. 0910-0260 - Award of Bid and Construction Contract between District and Petersen Dean Commercial, Inc., Newark, CA, for the latter as the lowest responsive, responsible bidder and rejecting all other bids, if any, provide replacement of the existing roofs. The project includes removal and replacement of the roofs which includes the abatement of the insulation and roofing, new skylights, installation of single ply roofing, composition asphalt shingle roof and accessories in conjunction with the Burbank Elementary School Roofing Project for the period commencing June 24, 2010 and ending August 8, 2010 in the amount of \$471,000.00.

Resource Code - 1414-104

Funding Source: Deferred Maintenance**Attachments:** [Document\(s\)](#)**This Matter was Recommended Favorably on the Consent Agenda.**

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

**10-1538****Award of Bid and Construction Contract - Petersen Dean Commercial, Inc. - Marshall Elementary School Roofing Project**

Approval by the Board of Education of Resolution No. 0910-0259 - Award of Bid and Construction Contract between District and Petersen Dean Commercial, Inc., Newark, CA, for the latter as the lowest responsive, responsible bidder and rejecting all other bids, if any, provide replacement of the existing roofs. The project includes removal and replacement of the roofs which includes the abatement of the insulation and roofing, new skylights, installation of single ply roofing, composition asphalt shingle roof and accessories in conjunction with the Marshall Elementary School Roofing Project for the period commencing June 24, 2010 and ending August 8, 2010 in the amount of \$449,000.00.

Resource Code - 1414-174**Funding Source: Deferred Maintenance****Attachments:** [Document\(s\)](#)**This Matter was Recommended Favorably on the Consent Agenda.**

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

**10-1539****Award of Bid and Construction Contract - Riverview Construction - Prescott Elementary School Modernization Project**

Approval by the Board of Education of Resolution No. 0910-0263 - Award of Bid and Construction Contract between District and Riverview Construction, W. Sacramento, CA, for the latter as the lowest responsive, responsible bidder and rejecting all other bids, if any, provide demolition and removal of nine (9) portable buildings to provide new parking lot in front of the school, and modernization of existing campus buildings and grounds and various other items described herein in conjunction with the Prescott Elementary School Modernization Project for the period commencing June 24, 2010 and ending August 20, 2010 in the amount of \$2,150,000.00.

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



10-1540

Award of Bid and Construction Contract - Rodan Builders - Lowell Middle School Modernization Project

Approval by the Board of Education of Resolution No. 0910-0257 - Award of Bid and Construction Contract between District and Rodan Builders, Belmont, CA, for the latter as the lowest responsive, responsible bidder and rejecting all other bids, if any, to provide demolition of snack shop, move restroom portable over to snack shop, connect electrical and plumbing, Trench for low voltage, fire alarm and electricity, in conjunction with the Lowell Middle School Modernization Project, for the period commencing June 24, 2010 and ending October 1, 2010 in the amount of \$517,000.00.

Resource Code - 2122-204

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

**10-1543****Award of Bid and Construction Contract - W. Chapot Construction - Claremont Middle School Plumbing Renovation Project**

Approval by the Board of Education of Resolution No. 0910-0259 - Award of Bid and Construction Contract between District and W. Chapot Construction, Alameda, CA, for the latter as the lowest responsive, responsible bidder and rejecting all other bids, if any, to provide demolition of the boys and girls restrooms, moving Intermediate Distribution Frame (IDF) to another location within building, including installing new terrazzo flooring, plumbing, ceramic tiles, toilet partitions, ventilation and paint, in conjunction with the Claremont Middle School Plumbing Renovation Project, for the period commencing June 24, 2010 and ending October 1, 2010, in the amount of \$339,000.00.

Resource Code - 1414-201

Funding Source: Deferred Maintenance

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

This Matter was Recommended Favorably on the Consent Agenda.

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

**10-1550****Professional Services Facilities Contract - Geosphere Consultants, Inc. - Lowell Middle School Modernization Project**

Approval by the Board of Education of Professional Services Facilities Contract between District and Geosphere Consultants, Inc., Oakland, CA, for the latter to provide geotechnical services during the construction phase of Interim Housing project, with the attached proposal is incorporated into the contract to the extent that it is subordinate to and not inconsistent with the contract terms, in conjunction with the Lowell Middle School Modernization Project, for the period commencing June 24, 2010 and concluding no later than December 1, 2010, in an amount not to exceed \$9,580.00.

Resource Code - 2122-204

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: 3 - Jody London, Alice Spearman and Noel Gallo
Nay: 0
Recused: 0

Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**10-1551****Professional Services Facilities Contract - Michael Willis Architects -
McClymonds Youth and Family Center Project**

Approval by the Board of Education of Professional Services Facilities Contract between District and Michael Willis Architects, Oakland, CA, for the latter to provide roofing engineering fire alarm design, cost estimating, electrical engineering, intrusion design and various other items described herein in conjunction with the McClymonds Youth and Family Center Project for the period commencing June 24, 2010 and concluding no later than October 31, 2010 in an amount not to exceed \$37,933.00.

Resource Code - 0000-303

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

**10-1552****Professional Services Facilities Contract - Ninyo and Moore - Glenview Lower
Yard Paving and Accessible Ramp Project**

Approval by the Board of Education of Professional Services Facilities Contract between District and Ninyo and Moore, Oakland, CA, for the latter to provide materials testing and inspection services for the construction of a new concrete retaining wall, 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 Glenview Lower Yard Paving and Accessible Ramp Project, for the period commencing June 24, 2010 and concluding no later than December 31, 2010, in an amount not to exceed \$10,840.00.

Resource Code - 1414-119

Funding Source: Deferred Maintenance

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

This Matter was Recommended Favorably on the Consent Agenda.

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

**10-1554****Professional Services Facilities Contract - Noodle, Inc. - Hintil KUU CDC Building Replacement Project**

Approval by the Board of Education of Professional Services Facilities Contract between District and Noodle, Inc., Alamo, CA, for the latter to provide and install one Avaya Partner, ACSR8.0, PVM Voicemail, seven (7) Partner Telesets, five (5) Walmounts, Bogen 35 watt amplified, eight (8) Bogen walmount speakers, with the attached proposal is incorporated into the contract to the extent that it is subordinate to and not inconsistent with the contract terms, in conjunction with the Hintil KUU CDC Building Replacement Project, for the period commencing June 24, 2010 and concluding no later than December 31, 2011, in an amount not to exceed \$7,882.04.

Resource Code - 2122-840

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

**10-1555****Professional Services Facilities Contract - Noodle, Inc. - Stonehurst CDC Building Replacement Project**

Approval by the Board of Education of Professional Services Facilities Contract between District and Noodle, Inc., Alamo, CA, for the latter to provide and install one Avaya Partner Advanced Communications System R8.0 including five incoming lines, nine extensions, Avaya Partner Voice Messaging with auto attendant, seven Avaya Partner 18 button telephones. The attached proposal is incorporated into the contract to the extent that it is subordinate to and not inconsistent with the contract terms in conjunction with the Stonehurst CDC Building Replacement Project for the period commencing June 24, 2010 and concluding no later than December 31, 2011 in an amount not to exceed \$7,575.81.

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

**10-1556****Professional Services Facilities Contract - Noodle, IC. - Laurel CDC Building Replacement Project**

Approval by the Board of Education of Professional Services Facilities Contract between District and Noodle, Inc., Alamo, CA, for the latter to provide and install (1) Avaya Partner, ACSRM8.0, PVM Voicemail, nine (9) Partner Telesets, seven (7) Walmounts, Bogen 35 watt amplifier, with the attached proposal is incorporated into the contract to the extent that it is subordinate to and not inconsistent with the contract terms, in conjunction with the Laurel CDC Building Replacement Project, for the period commencing June 24, 2010 and concluding no later than December 31, 2011, in an amount not to exceed \$7,882.04.

Resource Code - 2122-820

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

**10-1558****Professional Services Facilities Contract - Nor-Cal Moving Services - Various Sites**

Approval by the Board of Education of Professional Services Facilities Contract between District and Nor-Cal Moving Services, Oakland, CA, for the latter to provide moving services for various schools District-wide in conjunction with the Various Projects for the period commencing June 24, 2010 and concluding no later than June 30, 2011 in an amount not to exceed \$245,000.00.

Resource Code - 2122-304, 2122-215, 2122-110, 2122-147, 2122-155, 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: 3 - Jody London, Alice Spearman and Noel Gallo
 Nay: 0
 Recused: 0
 Preferential Aye: 0
 Preferential Abstention: 0
 Preferential Nay: 0



10-1559

Professional Services Facilities Contract - Simplex Grinnell - Havenscourt New Classroom and Cafeteria Building Project

Approval by the Board of Education of Professional Services Facilities Contract between District and Simplex Grinnell, Livermore, CA, for the latter to provide supervision to the electrical contractor and/or low voltage installer for the fire alarm system and various other items described herein in conjunction with the Havenscourt New Classroom and Cafeteria Building Project for the period commencing June 24, 2010 and concluding no later than June 30, 2011 in an amount not to exceed \$21,600.00.

Resource Code - 2122-207

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



10-1560

Amendment No. 1, Professional Services Contract- Jason Zalinski - Life Academy Renovation Seismic Retrofit Project

Approval by the Board of Education of Amendment No. 1 to Professional Services Agreement between District and Jason Zalinski, Oakland, CA, for the latter to provide additional Division of State Architect (DSA) inspection in conjunction with the Life Academy Renovation Seismic Retrofit Project in an additional amount not to exceed \$8,100.00, increasing the Agreement from a not to exceed amount of \$14,400.00 to \$22,500.00. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-335

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



10-1563

Amendment No. 1, Professional Services Contract - Jason Zalinski - Chabot New Classroom and Multi-Purpose Building Project

Approval by the Board of Education of Amendment No. 1 to Professional Services Agreement between District and Jason Zalinski, Oakland, CA, for the latter to provide additional Division of State Architect (DSA) inspection in conjunction with the Chabot New Classroom and Multi-Purpose Building Project in an additional amount not to exceed \$45,000.00, increasing the Agreement from a not to exceed amount of \$227,200.00 to \$272,200.00, and extending the end date from December 31, 2008 to September 30, 2011. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-106

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



10-1564

Amendment No. 1, Professional Services Contract - Professional Service Industries (PSI) Engineering - Montclair New Classroom Building New Classroom Portables Project

Approval by the Board of Education of Amendment No. 1 to Professional Services Agreement between District and Professional Service Industries (PSI) Engineering, Oakland, CA, for the latter to provide drilling boring for geological study of soils at the new two story building, with the attached proposal is incorporated into the contract to the extent that it is subordinate to and not inconsistent with the contract terms, in conjunction with the Montclair New Classroom Building New Classroom Portables Project, in an amount not to exceed \$10,639.00, increasing the Agreement from \$2,500.00 to a not-to-exceed amount of \$13,139.00. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 212-143

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



10-1565

Amendment No. 1. Professional Services Contract - Sensible Environmental Solutions - Lowell Middle School Modernization Project

Approval by the Board of Education of Amendment No. 1 to Professional Services Agreement between District and Sensible Environmental Solutions, Oakland, CA, for the latter to provide additional hazardous materials abatement design services in conjunction with the Lowell Middle School Modernization Project in an additional amount not to exceed \$99,591.25, increasing the Agreement from a not to exceed amount of \$10,391.00 to \$109,982.25, and extending the end date from June 24, 2010 to September 1, 2012. All other terms and conditions of the Agreement remain in full force and effect.

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

This Matter was Recommended Favorably on the Consent Agenda.

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

**10-1568****Amendment No. 1, Professional Services Contract - Testing Engineers - Cox New Classroom Building Project**

Approval by the Board of Education of Amendment No. 1 to Professional Services Agreement between District and Testing Engineers, San Leandro, CA, for the latter to provide additional Division of State Architect (DSA) special inspection in conjunction with the Cox New Classroom Building Project in an additional amount not to exceed \$30,858.00, increasing the Agreement from not to exceed amount of \$60,332.00 to \$91,190.00, and extending the end date from Mary 14, 2010 to December 31, 2011. 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\(s\)](#)

This Matter was Recommended Favorably on the Consent Agenda.

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

**10-1574****Professional Services Facilities Contract - Davillier-Sloan - Division of Facilities, Planning and Management Project**

Approval by the Board of Education of Professional Services Facilities Contract between District and Davillier-Sloan, Oakland, CA, for the latter to provide a full range of services related to the Project Labor Agreement (PLA) for the Oakland Unified School District with a primary focus on local hiring, with the attached proposal is incorporated into the contract to the extent that it is subordinate to and not inconsistent with the contract terms, in conjunction with the Division of Facilities, Planning and Management Project, for the period commencing July 1, 2010 and concluding no later than June 30, 2011, in an amount not to exceed \$180,000.00.

Resource Code - 2122-918

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

Preferential Abstention: 0
Preferential Nay: 0

**10-1575****Professional Services Facilities Contract - Noodle, Inc. - Arroyo Viejo CDC Replacement Project**

Approval by the Board of Education of Professional Services Facilities Contract between District and Noodle, Inc., Alamo, CA, for the latter to install one Avaya Partner, ACSR8.0, PVM Voicemail, (7) Partner Telsets, (5) walmounts, Bogen 35 watt amplifier, (8) Bogen walmount speakers, with the attached proposal is incorporated into the contract to the extent that it is subordinate to and not inconsistent with the contract terms, in conjunction with the Arroyo Viejo CDC Replacement Project, for the period commencing June 24, 2010 and concluding no later than December 31, 2011, in an amount not to exceed \$7,575.81.

Resource Code - 2122-840

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

**10-1576****Professional Services Facilities Contract - Schirmer Engineering - Cesar Chavez Education Center Project**

Approval by the Board of Education of Professional Services Facilities Contract between District and Schirmer Engineering, Concord, CA, for the latter to provide design and construction administration services, 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 Cesar Chavez Education Center Fire Alarm Renovation Project for the period commencing June 30, 2010 and concluding no later than December 31, 2011 in an amount not to exceed \$54,400.00.

Resource Code - 2122-186

Funding Source: General Obligation Bond-Measure B

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

[See Legislative File 10-1518 for additional comments].

A motion was made by Alice Spearman, seconded by Noel Gallo, that this matter be Recommended Favorably. The motion carried by the following vote:

Votes: Adv Aye: 0
Adv Nay: 0

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



10-1577

Professional Services Facilities Contract - Schirmer Engineering - Washington Small School Conversion Project

Approval by the Board of Education of Professional Services Facilities Contract between District and Schirmer Engineering, Concord, CA, for the latter to provide design and construction administration services, 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 Washington Small School Fire Alarm Conversion Project for the period commencing June 30, 2010 and concluding no later than December 31, 2011 in an amount not to exceed \$70,400.00.

Resource Code - 2122-161

Funding Source: General Obligation Bond-Measure B

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

[See Legislative File 10-1518 for additional comments].

A motion was made by Alice Spearman, seconded by Noel Gallo, that this matter be Recommended Favorably. The motion carried by the following vote:

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

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



10-1597

Professional Services Facilities Contract - Concordia LLC - West Oakland Schools Project

Approval by the Board of Education of a Professional Services Facilities Contract between District and Concordia L.L.C, for the latter to conduct a community-based planning project for the development of West Oakland public schools in the context of the neighborhood and how these schools impact the District's facilities planning and budgets for capital investment, as further described in contract document, for the period commencing June 24, 2010 and concluding no later than February 3, 2011, in an amount not to exceed \$210,090.00.

Resource Code - 2122-918**Funding Source: General Obligation Bond-Measure A****Attachments:** [Document\(s\)](#)

Director London requested Mr. White explain the item and how the District ended up with a firm from New Orleans, Louisiana, to do this project.

Mr. White said previous work was done by Concordia in West Oakland and directly with Director Hodge prior to her becoming a Member of the Board of Education. Mr. White said the company worked with Director Hodge on the West Oakland Task Force and created the Task Force Document that speaks to the organization of West Oakland. He said this item is in conjunction with Director Hodge and Superintendent Smith and this Board's intention to apply for Promise Neighborhood Grants in non-contagious areas as well as the Superintendent and the Board's adoption of the strategic plan to work in conjunction with West Oakland. He said the focus area would be to engage local communities, community based organizations and school sites to that specific area and continue the work started under the West Oakland Task Force to broaden and engage further local community activists in a broad effort to master plan the needs associated with the West Oakland area development of community based schools.

Director London asked why this was is not part of the Asset Management Plan being done by MK Think?

Mr. White said one major distinction is that the Asset Management Plan has no true community outreach process. He said the Asset Management Plan will give some clear clinical data in terms of what exist in the District such as real estate, it does some analysis consistent with square footage and acreage, the number of classrooms, how those classroom can be best utilized and it makes some analysis with respect to what the demographics are and overlay them with resources for their use in individual geographic areas in specific neighborhoods related to where the District has resources.

Director London said this is potentially aligned to a Facilities Master Plan for West Oakland that has real public input.

Mr. White said part of Concordia's process is to support a community based planning project where they will do outreach and bring on and pay local residents to engage and train them to lead in that area at capacity.

Director Spearman said we have non-profits in Oakland that do this work. She said this is totally against the District's Local Vendor Policy. She said because they were here before has no impact on them returning. Director Spearman said she cannot approve a firm in New Orleans, Louisiana, to come to Oakland, California, to do community work.

Chairperson Gallo asked for a motion to approve the item. He said if there is not a motion to approve the item will die in committee.

Director London said she would make a motion for the purposes of taking the item to the Full Board and letting the Full Board have the opportunity to move the motion forward but she said she hopes it will not appear on the Board's Consent Report.

General Counsel Minor said she had one comment. She said she reviewed the contract shortly before the meeting including the scope of work which she said really lacks clarity. She said the comments from the Assistant Superintendent helped in the matter but she said what she wanted to point out was the funding source appears to be Measure "A". She said even with the Assistant Superintendent's explanation she did not think legally it is a permissible use of Measure "A" funds.

Chairperson Gallo said the item dies in committee.

Tabled



10-1598

Amendment No. 1, Professional Services Facilities Contract-Berkeley Geo Research Group - District-wide Demographic Project

Approval by the Board of Education of Amendment No.1 between District and Berkeley Geo Research Group, for the latter to provide additional demographic services for the District-wide Demographic Project, revising the end date from June 30, 2010 to June 30, 2011, at no additional cost to the District. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-918

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



10-1609

Project Budget, Key Code and Project Number McClymonds Youth and Family Center (MYCA) Project

Approval by the Board of Education of Resolution 0910-0268 - Authorizing and approving the New Project Budget, Key Code and Project Number for McClymonds Youth and Family Center (MYCA) Project in the amount of \$473,707.00.

Resource Code - 0000-303

Funding Source: Grant Funding

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

This Matter was Recommended Favorably on the Consent Agenda.

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

**10-1610****Project Budget Increase - Glenview Lower Yard Paving and Retaining Wall Project**

Approval by the Board of Education of Resolution 0910-0267 - Authorizing and approving the Project Budget Increase for the Glenview Lower Yard Paving and Retaining Wall Project, in the additional amount of \$225,000.00, increasing the current budget amount from \$615,835.00 to \$840,835.00.

Resource Code - 1414-119

Funding Source: Deferred Maintenance

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

This Matter was Recommended Favorably on the Consent Agenda.

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

**10-1611****Project Budget Decrease - Edna Brewer Restroom Plumbing Renovation Project**

Approval by the Board of Education of Resolution 0910-0266 - Authorizing and approving the Project Budget Decrease for the Edna Brewer Restroom Plumbing Renovation Project, in the amount of \$225,000.00, decreasing the current amount from \$734,250.00 to \$509,250.00

Resource Code - 1414-210

Funding Source: Deferred Maintenance

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

This Matter was Recommended Favorably on the Consent Agenda.

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



10-1612 Change Order No. 5 - Focon, Inc. - Stonehurst Small School Conversion Project

Approval by the Board of Education of Change Order No. 5 to Construction Contract with Focon, Inc., Oakland, CA, for the latter to include the cost of the signs that were required by the Oakland Fire Marshall and Division of State Architect, but the specification section for the signs was not included in the contract documents in conjunction with the Stonehurst Small School Conversion Project, in the additional amount of \$298.71, increasing the current contract amount from \$249,910.99 to \$250,209.71.

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



10-1614 Professional Services Facilities Contract - Mobile Modular - Lowell Middle School Modernization Project

Approval by the Board of Education of Professional Services Facilities Contract between District and Mobile Modular, Livermore, CA, for the latter to supply and install six used 24' x 40' classroom portables, in conjunction with the Lowell Middle School Modernization Project for the period commencing July 20, 2010 and concluding no later than January 31, 2012 in an amount not to exceed \$114,462.00.

Resource Code - 2122-204

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: 3 - Jody London, Alice Spearman and Noel Gallo
Nay: 0
Recused: 0

Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**10-1631****Professional Services Facilities Contract - ACC Environmental - Marshall Roofing 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 environmental inspection services, which includes specifications, air monitoring and project management, 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 Marshall Roofing Replacement Project, for the period commencing June 24, 2010 and concluding no later than August 20, 2010, in an amount not to exceed \$6,000.00.

Resource Code - 1414-174

Funding Source: Deferred Maintenance

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

This Matter was Recommended Favorably on the Consent Agenda.

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

**10-1632****Professional Services Facilities Contract - ACC Environmental - Burbank Roofing 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 environmental inspection services, which includes specifications, air monitoring and project management, 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 Burbank Roofing Replacement Project for the period commencing June 24, 2010 and concluding no later than August 20, 2010 in an amount not to exceed \$6,000.00.

Resource Code - 1414-104

Funding Source: Deferred Maintenance

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

This Matter was Recommended Favorably on the Consent Agenda.

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

**10-1633****Professional Services Facilities Contract - AEKO - Division of Facilities Planning and Management Project**

Approval by the Board of Education of Professional Services Facilities Contract between District and AEKO, Oakland, CA, for the latter to provide to include support services for all components on the Local Area Network (LAN), 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 Division of Facilities Planning and Management Project, for the period commencing July 1, 2010 and concluding no later than June 30, 2011, in an amount not to exceed \$105,600.00.

Resource Code - 2122-918

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

**10-1634****Professional Services Facilities Contract - American Consulting Engineer Electrical, Inc. - Downtown Educational Complex Project**

Approval by the Board of Education of Professional Services Facilities Contract between District and American Consulting Engineer Electrical, Inc., Santa Clara, CA, for the latter to provide electrical design and engineering for the proposed fourteen (14) data racks at the New Data Center, including Design that will include layout of the data racks and equipment based on the current design from the Infrastructure Engineer, with the attached proposal is incorporated into the contract to the extent that it is subordinate to and not inconsistent with the contract terms, in conjunction with the Downtown Educational Complex Project, for the period commencing June 24, 2010 and concluding no later than December 31, 2011, in an amount not to exceed \$35,800.00.

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

**10-1635****Contract for Purchase, Delivery and Installation of Server Equipment - New Data Center - CDW Government - Downtown Educational Complex Project**

Approval by the Board of Education of Contract for Purchase, Delivery and Installation of Server Equipment - New Data Center - between District and CDW Government, Chicago, IL, for the latter to provide service equipment and software support the New Data Center, located as part of the Downtown Education Complex facility, with Scope including customer support as well as server set up and training, in conjunction with the Downtown Educational Complex Project, for the period commencing June 24, 2010 and concluding no later than December 31, 2011, in an amount not to exceed \$721,251.75.

Resource Code - 2122-121

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

**10-1636****Contract for Purchase, Delivery and Installation of Server Equipment - CDW Government - Downtown Educational Complex Project**

Approval by the Board of Education of Contract for Purchase, Delivery and Installation of Server Equipment and CDW Government, Chicago, IL, for the latter to provide server equipment and software support to back up data center, also referred to as the "hot site" located at Cole Middle School, including customer support as well as installation, in conjunction with the Downtown Educational Complex Project, for the period commencing June 24, 2010 and concluding no later than December 31, 2011, in an amount not to exceed \$558,629.17.

Resource Code - 3030-121

Funding Source: State School Building Fund**Attachments:** [Document\(s\)](#)**This Matter was Recommended Favorably on the Consent Agenda.**

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

**10-1637****Professional Services Facilities Contract - Jason Zalinski - Highland New Classroom Building Project**

Approval by the Board of Education of Professional Services Facilities Contract between District and Jason Zalinski, Oakland, CA, for the latter to provide Division of State Architect Inspection services, in conjunction with the Highland New Classroom Building Project, for the period commencing July 1, 2010 and concluding December 31, 2012, in an amount not to exceed \$295,200.00.

Resource Code - 2122-126**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: 3 - Jody London, Alice Spearman and Noel Gallo
Nay: 0
Recused: 0
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**10-1638****Professional Services Facilities Contract - Jason Zalinski - Elmhurst Auditorium Modernization Project**

Approval by the Board of Education of Professional Services Facilities Contract between District and Jason Zalinski, Oakland, CA, for the latter to provide Division of State Architect Inspection in conjunction with the Elmhurst Auditorium Modernization Project for the period commencing June 24, 2010 and concluding no later than December 31, 2012 in an amount not to exceed \$94,500.00.

Resource Code - 2122-202**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: 3 - Jody London, Alice Spearman and Noel Gallo
Nay: 0
Recused: 0
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0



10-1639

Professional Services Facilities Contract - Ninyo and Moore - Edna Brewer Restroom Plumbing Renovation Project

Approval by the Board of Education of Professional Services Facilities Contract between District and Ninyo and Moore, Oakland, CA, for the latter to provide materials testing services for expansion/wedge anchors and provide a final verified report for submission to Division of State Architect in conjunction with the Edna Brewer Restroom Plumbing Renovation Project for the period commencing June 24, 2010 and concluding no later than December 31, 2011 in an amount not to exceed \$985.00.

Resource Code - 1414-210

Funding Source: Deferred Maintenance

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

This Matter was Recommended Favorably on the Consent Agenda.

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



10-1640

Amendment No. 1, Professional Services Contract - Mobile Modular - Chabot New Classroom Replacement Project

Approval by the Board of Education of Amendment No. 1 to Professional Services Agreement between District and Mobile Modular, Livermore, CA, for the latter to provide two additional TMP ramps for the duration of the rental agreement, extend the leasing agreement for each nine (9) properties by nine months, and add escalation cost due to the contract extending beyond the original agreement in conjunction with the Chabot New Classroom Replacement Project in an additional amount not to exceed \$94,025.00, increasing the Agreement from a not to exceed amount of \$153,714.00 to \$247,025.00, and extending the end date from April 18, 2008 to April 30, 2010. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-106

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



10-1645

Agreement for Solid Waste Handling and Recycling Services - Waste Management of Alameda Country, Inc. - District-wide Waste Management Project

Approval by the Board of Education of Agreement for Solid Waste Handling and Recycling Services between District and Waste Management of Alameda Country, Inc., Oakland, CA, for the latter to furnish to the District solid waste handling services, recycling services, preparation and implementation of a comprehensive SWMP, and advice, as further described in Exhibit A attached hereto and incorporated herein in by reference ("Services") in conjunction with the District-wide Project for the period commencing July 1, 2010 and concluding no later than June 30, 2015 in an amount not to exceed \$8,320,293.00.

Funding Source: General Fund

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

This Matter was Recommended Favorably on the Consent Agenda.

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

Passed The Committee General Consent Report

A motion was made by Alice Spearman, seconded by Jody London, 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: 3 - Jody London, Alice Spearman and Noel Gallo
Nay: 0
Recused: 0
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

F. Unfinished Business



[10-0895](#) **Report - Funding of Certain Retained Positions - Buildings and Grounds Department - Fiscal Year 2010-11**

Report from the Assistant Superintendent of Facilities, Buildings and Grounds, Custodial Services regarding funding of certain B&G positions rescended from the budget "cut" list for 2010-11 Fiscal Year.

Attachments: [10-0895 - Proposed Elimination of 14 FTES Positions - Buildings and Grounds Department - Fiscal Year 2010-11.xls](#)

Mr. White said this is an information item to the committee on what actions the Facilities Division has taken to find creative ways to raise funds to continue providing services to schools in light of the cuts the department faced over the past several years. He said under the American Reinvestment Act the department took advantage of a program offered through Alameda County called the Eighty Twenty Subsidy Employment Program. He said the Buildings and Grounds Department is requesting approval of the Superintendent and the Board of Education to take advantage of these funds offered through Alameda County Hire Program. He said the program will fund 80% of an FTE salary leaving the District with a 20% burden per FTE. Mr. White said he wants to bring in 14 positions at an 80% savings per FTE. He said those 14 positions will provide additional support for Building & Grounds improvements across the District. He said the program will be extended for another year which will give the department another year to continue to use these positions. Mr. White said the 14 positions consist of ten skilled laborers, two electricians and two locksmith positions. He said an additional 50 positions will be brought in to support Custodial Services helping across the District keeping the District up to cleaning standards. He said those positions are reimbursements from the County and the department has already started receiving the checks.

Director Spearman asked if the program could include Security Officers?

Mr. White said the program is eligible to all positions including those under school services.

Discussed

G. New Business



10-1595

Interim Progress Report No. 5 - Oakland Unified School District - CHPS Program/Sustainability

Approval by the Board of Education of the Fifth Interim Progress Report on Oakland Unified School District California High Performance School (CHPS) Program/Sustainability Initiatives and Energy and Water Board Resolution.

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

Tabled to a Date Certain



10-1623

Discussion QSCBS Energy Efficiency

Report from and discussion with the Assistant Superintendent of Facilities, Planning and Management, Buildings and Grounds and Custodial Services or designee on QSCBS Energy Efficiency report.

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

Mr. Nakadegawa said at the last Facilities Committee meeting Director London asked for an update on the District's efforts to utilize the Qualified School Construction Bonds (QSCB'S) funding the District has been allocated. He said staff has been working with a number of parties to come up with a plan to present. He said presenting the proposals tonight are Mark Johnson from PG&E, Laura Franke from Clean Energy Advocates and Arik Cohen from KW Engineering of Oakland.

Mark Johnson said he will present a plan to the committee to strongly consider and provide some direction to move forward with the plan. Mr. Johnson said he will describe the plan and what the group has come up with. He said utilizing the capacity of the Qualified School Construction Bond Instrument(QSCB) Oakland Unified School District has a powerful and unique opportunity to become more energy efficient while creating a positive cash flow. He said everything they are looking at is utilizing the Bond Instrument to the ends of a positive cash flow bringing money back into the District, not just money going out. He said the approval of a strategic plan will help focus their efforts to meet the Bond sale deadline of December 2010 so the projects that meet the District's objectives can be implemented and funded. He said projects must contribute to a positive cash flow through lower utility and operating costs, improving the learning environment for the students and moving the District forward with grid neutrality through self-generation. He said the PG&E Energy Efficiency Incentive Programs will help offset this cost so the money will go further. Mr. Johnson said Laura Franke will talk about the financial aspect of the QSCBS.

Laura Franke said her group works with clean and renewable energy projects to identify a

variety of different incentives, rebates and tax credit tools which the District may be able to realize by properly structuring transactions. Ms. Franke said her participations would take place once the Board has moved forward but she said she appreciates the inclusion tonight. She said QSCB's are Bonds authorized by the Federal Stimulus Package of which the District was a direct recipient. She said the last year the District successfully issued General Obligation Bonds under this program and has been allocated an additional \$23.8 million for use this year. She said the terms of these Bonds are determined by the Federal Government. Ms. Franke said these Bonds are sold at a zero percent technical interest rate meaning the Federal Government subsidizes the interest payment 100%. She said in the marketplace there is a supplemental interest payment depending on the District's credit. She said last year the District paid 2.8% in supplemental interest. She said in their supplemental interest assumption they assumed 2% based on if the District were to issue its QSCBS as COPS, a General Fund secured pledge. She said if the District chooses to do it the same manner as last year under the General Obligation Bonds, the supplemental interest costs drops down under 1%, between the 0.8%-0.9% range. Ms. Franke said Arik Cohen will now talk about the engineering piece.

Arik Cohen said the District has energy saving potential. Mr. Cohen said he has worked with the District since 2006 through various PG&E programs. He said in 2006 under a program called the Integrated Audits Program energy audits were performed on 420,000 square footage of schools. He said that was followed up by audits for three more middle schools and two elementary schools. He said in 2009 a retro commissioning program was conducted where retro commissioning studies for three high schools where energy audits focused on investment grade energy saving opportunities. He said retro commissioning is the process of bringing systems back to the design intent. He said energy saving projects discovered during the audit provided lots of opportunities for lighting efficiency upgrades as well as control upgrade projects on the lighting, opportunities to increase the efficiency of Premium Efficiency Motors, Food Service equipment, HVAC system improvements, building energy control improvement and many others. He said energy saving projects discovered under the latest retro commissioning study was to fix controls so that equipment shuts off at night, to optimize hot water pumping and to re-balance air and water distribution systems.

Mark Johnson said energy auditing alone is not going to get the specific results needed in this case. Mr. Johnson said due to the size and scope of this project, further refinement and focus is needed. He said investment grade energy audits are very costly. He said a strategic plan will not replace an audit, but rather focus that auditing effort on specific targeted areas known to be high value and high impact targets. Mr. Johnson said a key plan would be to define the goals and objectives, provide a list of high value targeted measures, their estimated financial potential and a benchmarking study to identify the best energy saving potential sites. He said the benchmarking study (web based) can also serve to help the District track results and ongoing energy consumption. He said PG&E will develop the strategic plan at no cost to the District. He said PG&E would use KW Engineering as the consultant to draft the plan and perform additional data collection. He said PG&E will need a strong commitment from the Facilities Committee that if a sound reasonable plan is developed, PG&E will be seriously considered and supported for implementation so that a focused District-wide approach can proceed.

Timothy White said QSCBS and Clean Renewal Energy Bonds are two pots of money being discussed that the District has an allocation for approval that has not been drawn down.

He said the issue with both Bonds is whether or not the District takes advantage and if so, how does the District pay the Bonds back. He said Vernon Hal, CFO should have his concerns mentioned in this meeting.

Public Comments

Nedra Bey said when he looks at the energy program presented he said he is a little uncomfortable about a lot of things. Mr. Bey said solar and energy efficiency give an opportunity to save money and create jobs in the community immediately. He said a lot of energy efficiency involves changing lights, putting on dimmers and timers. He said the District has to go solar.

Discussed



10-1678

Professional Services Agreement - GKK McCarthy - Division of Facilities, Planning and Management Project

Approval by the Board of Education of Professional Services Agreement between District and GKK McCarthy, Irvine, CA, for the latter to provide Construction Management and Project Management Services, as describe in the Scope of Work, in conjunction with the Division of Facilities, Planning and Management, for the period July 1, 2010 through June 30, 2011, at a cost not to exceed \$3,373,140.00.

Attachments: [Document\(s\)](#)
[10-1678 - Professional Services Agreement - GKK McCarthy - Division of Facilities, Planning and Management Project.pdf](#)

Timothy White said the construction management services contract was previously on the committee's agenda about a month ago with a recommendation for approval by staff at that time. Mr. White said since that meeting two things have occurred. He said a request was made by Director Spearman that the department looks at the possibility of making available options for additional vendors to provide the construction management services. He said there was a request for a staff report in terms of how that could be done. He said the second request was for a recommendation from staff for construction management services and how they should be pursued in conjunction with this item. He said at the third committee meeting some clarification was given to him in terms of providing the recommendation. He said what he did in response to address the two items was submit a recommendation in the form of a Board Memo. Mr. White read the Board Memo into the record. The memo reads as follows:

ACTION REQUESTED

Report from and discussion with the Assistant Superintendent of Facilities, Planning and Management, Buildings & Grounds and Custodial Services or designee to the Board of Education regarding the Construction Management Recommendation.

BACKGROUND

The District is in the middle of a five-year, minimum \$500 million, Capitol Building Program with an annual construction budget in excess of \$75 million. In an effort to assure cost effectiveness and optimal project delivery, staff has recommended that the Board renew its current construction management contract with GKK/McCarthy. Notwithstanding this recommendation, the Committee has directed staff to respond to Director Spearman's request to explore options to make Measure B construction management opportunities available to other interested firms. Under applicable law,

Program / Construction Management services are not subject to the formal, low bid process, and instead require that a "fair, competitive selection process" is followed. (Gov. Code § 4529.12). School districts generally comply with these requirements by using a request for proposal ("RFP") process to procure these types of services. The scope of services provided is generally determined by the RFP and can include more than one project. The Ed. Code provides for these types of services / contracts to be awarded for up to five years. (Ed. Code § 17596). In addition, contracts selected through the RFP process may be amended, as deemed fiscally prudent by a District's governing body, thought the life of the Capital Program under which the services were meant to be provided. Starting in January 2009, the District developed an RFP process to select a Program /Construction Management firm to manage the remainder of the District's Measure B projects. This RFP process took nearly 5 months and was broadly advertised. The process was developed in conjunction with advice from our legal counsel and the selection committee included representatives from Alameda County Office of Education, ACOE and the Coalition for Adequate School Housing, CASH. GKK/McCarthy and its team of local sub-consultants were selected as the Program Manager / Construction Manager ("CM") at the conclusion of this process. It was understood during the RFP process that the selected CM provider was to be retained through the remainder of the projects supported by Measure B. This is anticipated to be through 2013. However, I decided to set the current contract term at one year as I felt that this would best allow my department to evaluate the provider's performance and provide critical feedback in a timely and productive manner. At the May 4, 2010 Facilities Committee, after making my original recommendation to renew the GKK/McCarthy contract for FY 2010-2011, I was asked by Director Spearman if it was possible to provide other interested construction management firms an opportunity to work on our capital program projects. I responded that it was possible, and that I would direct staff to bring back suggestions to the Committee as to how it could be structured.

RECOMMENDATION

It remains staff's recommendation that the current construction management contract with GKK/McCarthy be renewed for the fiscal year 2010-2011. At this time, several extensive projects are scheduled to start construction this summer, our busiest and most productive window of opportunity for making lasting and significant modernization and environmental improvements to our school facilities. It is in the District's best interest to maintain the continuity and integrity of the capital program by preventing an unnecessary and unplanned change of construction management services. The change process would require a fairly lengthy and time intensive selection process. This would be followed by a period of transition across all projects where the existing provider begins to disengage and the new construction management provider transitions in. During this time it is anticipated that the new provider will require a period of orientation to familiarize themselves with important details and the many complexities of the District's building program. The actual selection process could take 3 to 4 months and would be an inefficient use of staff time during the summer, our most active construction season. Additionally, a transition during this time would possibly expose the District to increased costs, schedule delays and large scale inefficiencies, all very difficult for staff to manage. Similarly, although it is legally and technically feasible to bring on additional construction management firms, the Facilities Department believes it would be impracticable and an imprudent use of limited Measure B resources and is therefore not recommended at this time. It is unclear as to what would be accomplished by this effort other than District staff taking on additional consultants to manage. From a perspective of need and value added there is little if anything of benefit to the District in performing this exercise. It has been suggested that new projects, which are

Board approved but not yet started, could possibly be assigned to a different CM firm other than GKK/McCarthy. This would best be facilitated at a date certain when the existing program matures and the next phase of the capital program starts ramping up, funded by a new bond measure. If the Facilities Committee desires to retain new or additional CM services, it remains staff's recommendation that this be done at the conclusion of the existing program. It should also be noted that, whatever the pleasure of the Board is with respect to this matter and this recommendation, the District should adhere to the lawful RFP selection process established for construction management services. This includes but is not limited to a request for proposal process that is open for completion to like firm providing these types of service.

Secretary Rakestraw said there was one correction, a typo in the motion. Mr. Rakestraw said the contract amount is \$3,373,150.

Public Comments

Darrel Carey, East Bay Small Business Council, said the Facilities Department says it will cost too much money to change horses mid-stream in the mist of GKK McCarthy having had the Construction Management Contract for the last eight years. He said of the eight years GKK McCarthy has been operating in the District the firm has been exporting over 94% of the city's resources outside the City of Oakland. He said the department is saying it is too costly for a few months and a few hundred thousand dollars compared to what has already been spent and lost to the City of Oakland.

Cleminatu Fields, "A" Squared Ventures, said the firm has benefited from their participation on the construction management project. She said the firm appreciates the work done by Mr. Carey and other members of the community in helping the District devise their Small Local, Small Resident Business Policy. She said they feel like their team presented through GKK McCarthy and the Alley Group is a significant embodiment of the success of that policy. Ms. Fields said the firm would like continue the good work with the contract and continue with their exposure bringing good policies to the District.

Randell Martinez, Cordoba Corporation, part of the GKK McCarthy team said the firm has 12 full time staff, all Oakland residents. Mr. Martinez said within the last year the group has been trending in the right direction with small businesses local participation. He said a year ago 14 teams submitted proposals to the District for the Construction Management Contract, four firms were short listed and one firm was hired. Mr. Martinez said if the contract is broken up the District will be disrespecting the firm that has fought hard to be here today.

Benjamin Murray, Acumen Building Enterprise, an Oakland Firm for over 15 years, said he appreciates the opportunity to bring ideas in an open forum for discussion. Mr. Murray said you can debate the key issues that are affecting the students and residents of Oakland. He said you can agree to disagree. He said you can disagree without being disagreeable. He said you can communicate with each other without name calling and present your positions strongly without bullying others. Mr. Murray said they set the standard for professional conduct within a meeting like this by showing their professionalism and leadership abilities in the way they present their ideas and relate to one another in these meetings.

Lester Tom, YHLA Architects, talked about what being a team member at GKK McCarthy and what that means to a small firm like theirs. Mr. Tom said the company has 12 employees and appreciates being on the GKK McCarthy team. He said being on the team has allowed them to build capacity and break into the K-12 market. He said the feedback the company has received from GKK McCarthy is they are doing a good job. Mr. Tom said he would appreciate if the District would extend the contract with GKK McCarthy.

Committee Member Comments

Director Spearman said she appreciates everyone coming tonight and she appreciates the report from Mr. White. Director Spearman said after the District adopted its Local Vendor Policy all of you started appearing under the contract with GKK McCarthy. She said the company has held the contract for eight years and there are other qualified companies in Oakland that can do the work. She said the contract could be split; GKK McCarthy could finish up most of the contract already underway and the District could have a local firm complete the rest of the work. Director Spearman said the District's Local Vendor Policy caused GKK McCarthy to put an office in Oakland because they never had an office in Oakland. She said the company is taking billions of dollars of tax payer's money out of Oakland. Director Spearman said that is why she is opposing the adoption of this contract. She said the people in Oakland deserve a chance to develop themselves and get a return on what they have given.

A motion was made by Jody London, seconded by Noel Gallo, that this matter be Recommended Favorably. 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

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

Darrel Carey said he is hoping that the Board keeps doing the damage to the District which put the District into receivership. He said you are doing a great job at it.

I. Introduction of New Legislative Matter

None.

J. Adjournment

Chairperson Gallo adjourned the meeting at 6:41 P.M.

Prepared By: _____

Approved By: _____