

Oakland Unified School District

Board of Education
Paul Robeson Building
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Oakland, CA 94606-2212
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Minutes (Long)

Tuesday, August 02, 2011

4:30 PM

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

Facilities Committee

**Noel Gallo, Chairperson
Jody London, Vice Chairperson
Alice Spearman, Member**

A. Call to Order

Chairperson Gallo called the meeting to order at 4:35 P.M.

B. Roll Call

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

C. Speaker Request Cards/Modification(s) To Agenda

None.

D. Adoption of Committee Minutes



[11-1871](#) Minutes - Facilities Committee - June 1, 2011

Approval by Facilities Committee of Its Meeting Minutes of June 1, 2011.

Attachments: [11-1871 - Minutes - Facilities Committee - June 1, 2011](#)

This file and Legislative File 11-1872 were adopted concurrently.

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

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



[11-1872](#) Minutes - Facilities Committee - June 14, 2011

Approval by Facilities Committee of Its Meeting Minutes of June 14, 2011.

Attachments: [11-1872 - Minutes - Facilities Committee - June 14, 2011](#)

This file and Legislative File 11-1871 were adopted concurrently.

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

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

E. Adoption of the Committee General Consent Report



11-1825

Professional Services Facilities Contract - Ninyo & Moore - Chabot Urban Forestry Grant Project

Approval by the Board of Education of Professional Services Facilities Contract between District and Ninyo & Moore, Oakland, CA, for the latter to provide material testing and special inspection services in conjunction with the Chabot Urban Forestry Grant Project for the period commencing August 10, 2011 and concluding no later than June 30, 2012 in an amount not to exceed \$7,652.00.

Resource Code - 0000-106

Funding Source: Grant Funding

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

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

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

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



11-1826

Amendment No. 1, Professional Services Facilities Contract - ACC Environmental - Montera Middle School Modernization Project

Approval by the Board of Education of Amendment No. 1, Professional Services Facilities Contract between District and ACC Environmental, Oakland, CA, to cover costs of unexpected mold and asbestos abatement and future abatement of recently discovered asbestos pipe insulation in buildings 200 and 300 in conjunction with the Montera Middle School Modernization Project, in an additional amount not to exceed \$28,115.00, increasing the Contract not to exceed amount from \$7,990.00 to \$36,105.00. All other terms and conditions of the Contract remain in full force and effect.

Resource Code - 2122-211

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



11-1827

**Amendment No. 3, Professional Services Facilities Contract - HY Architects -
Montera Middle School Modernization Project**

Approval by the Board of Education of Amendment No. 3, Professional Services Facilities Contract between District and HY Architects, Oakland, CA, for the latter to provide additional Electrical Engineering services, including drawings for extension of data systems to existing portables and provide Architectural services for preparation of additional background drawings and coordination of design and documents for adding this Scope of Work to the construction contract in conjunction with the Montera Middle School Modernization Project, in an additional amount not to exceed \$8,650.00, increasing the Contract not to exceed amount from \$748,000.00 to \$756,650.00 and extending the contract period of November 1, 2007 through December 31, 2010 to June 1, 2012. All other terms and conditions of the Contract 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 - Noel Gallo, Jody London and Alice Spearman
Nay: 0
Recused: 0
Preferential Aye: 0
Preferential Abstention: 0
Preferential Nay: 0

**11-1828****Amendment No. 6, Professional Services Facilities Contract - HY Architects - Urban Promise Multi-Purpose Building Project**

Approval by the Board of Education of Amendment No. 6, Professional Services Facilities Contract between District and HY Architects, Oakland, CA, for the latter to provide additional architectural supervision to the end of the project in conjunction with the Urban Promise Multi-Purpose Building Project, in an additional amount not to exceed \$21,600.00, increasing the Contract not to exceed amount from \$834,049.15 to \$855,649.15 and extending the contract period of September 21, 2007 through November 17, 2010 to September 1, 2011. All other terms and conditions of the Contract remain in full force and effect.

Resource Code - 2122-236

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

**11-1829****Amendment No. 1, Professional Services Facilities Contract - Ninyo & Moore - LaEscuelita Educational Complex Project**

Approval by the Board of Education of Amendment No. 1, Professional Services Facilities Contract between District and Ninyo & Moore, Oakland, CA, to provide latter a time extension for performance of service in conjunction with the LaEscuelita (formerly Downtown) Educational Complex Project, extending the contract period of December 16, 2010 through February 28, 2011 to December 31, 2011. All other terms and conditions of the Contract remain in full force and effect.

Resource Code - 3535-121

Funding Source: County School Facilities Fund

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

This Matter was Recommended Favorably on the Consent Agenda.

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

Preferential Abstention: 0
Preferential Nay: 0

**11-1830****Amendment No. 2, Professional Services Facilities Contract - Jensen-Van Lienden Associates, Inc. - Cox New Classroom Building Project**

Approval by the Board of Education of Amendment No. 2, Professional Services Facilities Contract between District and Jensen-Van Lienden Associates, Inc., Berkeley, CA, for the latter to provide additional geotechnical services including, but not limited to, additional site inspections during construction for verification of subgrade conditions and providing recommendation/solutions to issues that came up with the subgrade and multiple options that took into account the very critical activity in conjunction with the Cox New Classroom Building, in an additional amount not to exceed \$9,557.27, increasing the Contract not to exceed amount from \$11,300.00 to \$20,857.27. All other terms and conditions of the Contract remain in full force and effect.

Resource Code - 2122-110

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

**11-1831****Change Order No. 1 - Albany Construction - Roosevelt Health Center Project**

Approval by the Board of Education of Change Order No. 1 to Construction Contract with Albany Construction, Martinez, CA, to provide tenant requested additional plumbing for future conversion into exam rooms (foreseen growth), fire alarm additions, intrusion detection system electrical RI, add clocks and speakers and dental room changes in conjunction with the Roosevelt Health Center Project in the additional amount of \$24,364.83, increasing the Agreement from \$729,000.00 to \$753,364.83. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-212

Funding Source: GO 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 - Noel Gallo, Jody London and Alice Spearman

Nay: 0

Recused: 0

Preferential Aye: 0

Preferential Abstention: 0

Preferential Nay: 0

**11-1832****Change Order No. 1 - Bay Construction - Calvin Simmons Health Center Roofing Replacement Project**

Approval by the Board of Education of Change Order No. 1 to Construction Contract with Bay Construction, Oakland, CA, due to District requested change resulting in deduction of Preliminary Change Order in conjunction with the Calvin Simmons Health Center Roofing Replacement Project in the amount of \$13,008.00, decreasing the Agreement from \$53,000.00 to \$39,992.00. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-205

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 - Noel Gallo, Jody London and Alice Spearman

Nay: 0

Recused: 0

Preferential Aye: 0

Preferential Abstention: 0

Preferential Nay: 0

**11-1833****Change Order No. 1 - Bay Construction - Calvin Simmons Health Center Roofing Replacement Project**

Approval by the Board of Education of Change Order No. 1 to Construction Contract with Bay Construction, Oakland, CA, due to District requested change resulting in deduction of Preliminary Change Order in conjunction with the Calvin Simmons Health Center Project in the amount of \$38,042.00, decreasing the Agreement from \$720,000.00 to \$681,958.00. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-205

Funding Source: GO 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 - Noel Gallo, Jody London and Alice Spearman

Nay: 0

Recused: 0

Preferential Aye: 0

Preferential Abstention: 0

Preferential Nay: 0

**11-1834****Change Order No. 1 - Beliveau Engineering Contractors, Inc. - Glenview Lower Yard Paving and Accessible Ramp Project**

Approval by the Board of Education of Change Order No. 1 to Construction Contract with Beliveau Engineering Contractors, Inc., Oakland, CA, for the latter to add additional landscaping and allowance credit in conjunction with the Glenview Lower Yard Paving and Accessible Ramp Project, in the additional amount of \$3,434.67, increasing the Agreement from \$726,480.17 to \$729,914.84. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-119

Funding Source: GO 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 - Noel Gallo, Jody London and Alice Spearman

Nay: 0

Recused: 0

Preferential Aye: 0

Preferential Abstention: 0

Preferential Nay: 0

**11-1835****Change Order No. 1 - Green Leaf Solar & Electrical, Inc. - Havenscourt Middle School Modernization Project**

Approval by the Board of Education of Change Order No. 1 to Construction Contract with Green Leaf Solar & Electrical, Inc., San Jose, CA, reducing unused allowance funds in conjunction with the Havenscourt Middle School Modernization Project in the amount of \$6,711.00, decreasing the Agreement from \$89,400.00 to \$82,689.00. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-207

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

**11-1836****Change Order No. 1 - JUV, Inc. - Havenscourt Middle School Health Center Project**

Approval by the Board of Education of Change Order No. 1 to Construction Contract with JUV, Inc., Oakland, CA, for the latter to slab on grade at entrance, remove existing exterior concrete landing, provide structural additions at grid line 16 and raise soffit for roll down door in conjunction with the Havenscourt Middle School Health Center Project in the additional amount of \$4,997.00, increasing the Agreement from \$859,700.00 to \$864,697.00. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-207

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

**11-1837****Change Order No. 1 - West Bay Builders - Cox Elementary School Modernization Project**

Approval by the Board of Education of Change Order No. 1 to Construction Contract with West Bay Builders, Novato, CA, for balancing of contract for unused allowance in conjunction with the Cox Elementary School Modernization Project in the amount of \$42,108.00, decreasing the Agreement from \$4,500,000.00 to \$4,457,892.00. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-110

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

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

F. Unfinished Business

None.

G. New Business



[11-1866](#)

Authorizing Emergency Contracts Related to Seismic Retrofit of Portable Structures at the Glenview Elementary School Site

Approval by the Board of Education of Resolution No. 1112-0012 - Authorizing the award of emergency contracts to complete the seismic retrofit of the portable structures at Glenview Elementary School site and begin the immediate repair without giving formal notice for bids to let contracts. (Pub. Contract Code, 22035)

Unanimous vote required in Committee; Five votes required for passage at Board.

Attachments: [Document\(s\)](#)
[11-1866 - Authorizing Emergency Contracts Related to Seismic Retrofit of Portable Structures at the Glenview Elementary School Site.pdf](#)

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

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

There were no Public Speaker Cards submitted.

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

Timothy White, Assistant Superintendent, Facilities Planning and Management, said the District is only 27 days away from the opening of school. Mr. White reported across the District extensive site improvements this summer to bring a uniform facilities standard to every community.

Summer Improvements

- 1. New playground equipment installed.*
- 2. New portable buildings installed.*
- 3. Modernization at some schools.*

Mr. White said he hopes there is an orderly opening of school and the students find the schools in better condition than when they left them. Mr. White provided the Committee with a list of summer project in June; he said at the next Facilities Committee Meeting he will provide an update of the improvements.

Board Member Comments

Vice President London wanted to know if the new portables met the District's CHPS criteria?

Mr. White said the portables in most cases do not meet CHPS criteria but new construction do meet CHPS criteria. He said the District's desire is not to have portable buildings.

Director Spearman commented on the work at La Escuelita Elementary School. She said she is pleased at the progress and wanted to know the expected date the students occupy the building?

Mr. White said the building started going vertical two weeks ago with a 60% Oakland workforce. He said Phase I is scheduled to be completed late next year.

Chairperson Gallo requested Mr. White have one on one conversations with all Board

Members beginning with Facility Committee Members. He said the purpose of the conversations will be to discuss the many improvements and the needs in their neighborhood schools; to listen and get feedback in terms of what Board Member's expectations may be or actions for considerations pertaining to:

The Asset Management Study

The progress and direction of the Facility Master Plan [timeline and action plan]

The current funding streams to make these improvements and what the needs may be in the immediate future.

Chairperson Gallo requested Mr. White get input from each Board Member and have a Board action direction presentation in terms of where the future lies with the District to continue the progress.

Chairperson Gallo said Mr. White has done an outstanding job. He said what Oakland has done in terms of improvements and building new schools is great. He said the District is grateful to the voters of Oakland.

J. Introduction of New Legislative Matter



11-1295

Update: Division of Facilities, Planning & Management, Capital Improvement Program-Summer Construction Program Overview

An update to the Board of Education of the Division of Facilities, Planning & Management, Capital Improvement Program - Summer Construction Program Overview.

Attachments: Document(s)

11-1295 - Presentation: Division of Facilities, Planning & Management, Capital Improvement Program-Summer Construction Program Overview.pdf
 11-1295 - Presentation: Division of Facilities, Planning & Management, Capital Improvement Program-Summer Construction Program Overviewl.ppt
 11-1295 - Presentation: Division of Facilities, Planning & Management, Capital Improvement Program-Summer Construction Program Overview - Video.wmv

K. Adjournment

Chairperson Gallo adjourned the meeting at 4:45 P.M.

Prepared By: _____

Approved By: _____