

Oakland Unified School District

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Agenda (Long)

Tuesday, October 19, 2010

4:30 PM

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

Facilities Committee

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

A. Call to Order**B. Roll Call****C. Modification(s) To Agenda**

Modification(s) to the Agenda allows for any change in the order of business including, but not limited to, an announcement that an agenda item or legislative file will be considered out of order, that consideration of an item has been withdrawn, postponed, rescheduled or pulled off of the Committee's General Consent Report for separate discussion and possible action. Additionally, all speaker cards for any item or legislative file appearing on the meeting agenda must be in the hands of the Board staff or Committee Chair by the time item C's reached in the agenda. Speaker cards submitted afterwards will be filed."

D. Adoption of Committee Minutes[10-2606](#)**Minutes - Facilities Committee - October 5, 2010****OE-05**

Approval by Facilities Committee of Its Minutes of October 5, 2010.

Attachments: [10-2606 - Minutes - Facilities Committee - October 5, 2010](#)

E. Adoption of the Committee General Consent Report

Adoption of the Committee General Consent Report means that all legislative items listed under this topic are approved in one motion unless a Member of the Committee requests that an item be removed and voted on separately or otherwise acted upon. Generally, these items are routine in nature and are acted upon in one motion to conserve time and permit focus on other-than-routine legislative items on the agenda.

[10-2101](#)**Lease Agreement - District - Alameda County Office of
Education - Burbank Early Childhood Center - Classroom
No. 9****OE-10**

Approval by Board of Education of a Lease Agreement by and between the District and Alameda County Office of Education, permitting the latter to lease Classroom No. 9 of the Burbank Early Childhood Center, 3550 64th Avenue, Oakland, CA, 94605, pursuant to terms and conditions in said Agreement, for the period August 1, 2010 through June 30, 2014.

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



10-2421

Lease Agreement - Mobile Modular - Havenscourt New Classroom and Cafeteria Building Project

OE-10

Approval by the Board of Education of Lease Agreement between District and Mobile Modular, Livermore, CA, for the latter to supply and install one 24 ft X 40 ft portable building and one 48ft x 40ft portable building for the duration of twenty-one months in conjunction with the Havenscourt New Classroom and Cafeteria Building Project for the period commencing May 2, 2011 and concluding no later than April 1, 2013 in an amount not to exceed \$91,611.00.

Resource Code - 2122-207

Funding Source: General Obligation Bond-Measure B

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



10-2436

Lease Agreement - Parking Lot - Clifton and Marion Fong - Lincoln Elementary School Classroom Replacement Project

OE-10

Approval by Board of Education of Lease Agreement between District and Clifton and Marion Fong, Oakland, CA, for the latter to provide to District rental of one parking lot at 11th and Madison, Oakland, California, for the period September 1, 2010 through September 1, 2011, with an option for renewal of said Lease for one additional year, in conjunction with the Lincoln Elementary School Classroom Replacement Project, pursuant to terms and conditions stated herein, in an amount not to exceed \$16,440.00 annually.

Resource Code - 2122-133

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



10-2462

Professional Services Agreement - 360 Total Concept - Division of Facilities Planning and Management Contract

OE-10

Approval by the Board of Education of Professional Services Agreement between District and 360 Total Concept, Oakland, CA for the latter to provide monitoring of the District's Facilities Contracts by function as an independent component handling monitoring oversight for the District; work with facilities team and legal counsel to develop and implement monitoring strategies to ensure Prime contractors and consultants compliance to local business utilization requirements in conjunction with the Division of Facilities Planning and Management for the period commencing October 14, 2010 and concluding no later than October 14, 2011.

Resource Code - 2122-918

Funding Source: Various

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



10-2553

**Purchase, Delivery and Installation Facilities
Contract-Mobile Modular - Oakland High School
Modernization Project**

OE-10

Approval by the Board of Education of Purchase, Delivery and Installation Facilities Contract between District and Mobile Modular, Livermore, CA, for the latter to provide a 8 feet x 20 feet storage container and provide future moving contingencies, in conjunction with site administrator and OUSD Facilities Director, for the storage container to store custodial supplies on site, in conjunction with the Oakland High School Modernization Project, for the period commencing November 28, 2010 and concluding no later than December 31, 2011, in an amount not to exceed \$4,561.24.

Resource Code - 2122-304

Funding Source: General Obligation Bond-Measure B

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



10-2554

**Amendment No. 1- Professional Services Contract - KDI
Consultants, Inc. - Oakland High School Modernization
Project**

OE-10

Approval by the Board of Education of Amendment No. 1 to Professional Services Agreement between District and KDI Consultants, Inc., Oakland, CA, for the latter to provide additional Division of State Architect (DSA) Inspection Services due to the significant amount of unforeseen conditions, along with overtime and time and material work and with the contractor having more inspections than originally anticipated by the design team, in conjunction with the Oakland High School Modernization Project, in an additional amount not to exceed \$72,000.00, increasing the Agreement from a not-to-exceed amount of \$612,720.00 to \$684,720.00, and extending the original contract period from January 12, 2009 to December 31, 2010 to December 31, 2011. All other terms and conditions of the Agreement remain in full force and effect.

Resource Code - 2122-304**Funding Source: General Obligation Bond-Measure B****Attachments:** [Document\(s\)](#)**10-2556****Change Order No. 2 - Redgwick Construction - Roosevelt
Middle School Paving Replacement Project****OE-10**

Approval by the Board of Education of Change Order No. 2 to Construction Contract between District and Redgwick Construction, Newark, CA, for the latter to provide planters in conjunction with the Roosevelt Middle School Paving Replacement Project, in an additional amount of \$33,284.00, increasing the Agreement from \$301,502.00 to \$334,786.00.

Resource Code - 1414-212**Funding Source: Deferred Maintenance****Attachments:** [Document\(s\)](#)**10-2557****Change Order No. 3 - Redgwick Construction-Roosevelt
Middle School Paving Replacement Project****OE-10**

Approval by the Board of Education of Change Order No. 3 to Construction Contract between District and Redgwick Construction, Newark, CA, for the latter to provide sub-excavation at pavement area and outdoor classroom in conjunction with the Roosevelt Middle School Paving Replacement Project, in an additional amount of \$13,930.00, increasing the Agreement from \$334,786.00 to \$348,716.00.

Resource Code - 1414-212**Funding Source: Deferred Maintenance****Attachments:** [Document\(s\)](#)**F. Unfinished Business****10-2381****Strategic Plan - Overview - Facilities Planning****OE-10**

Presentation by the Assistant Superintendent for Facilities Planning & Management of a detailed overview of the areas of Facilities Planning of the Board adopted Strategic Plan including enrollment capacity, school site assets and inventories.

Attachments: [10-2381_Regional Neighborhood Zone Approach.ppt](#)**Legislative History**

10/5/2010 Facilities Committee Tabled to a Date
Certain



10-2450

**Amendment No. 3 - Professional Services Facilities Contract
- Ninyo & Moore - Life Academy Renovation/Seismic
Retrofit Project**

OE-10

Approval by the Board of Education of Amendment No. 3, Professional Services Facilities Contract between District and Ninyo & Moore, Oakland, CA, for the latter to conduct a Supplemental Site Investigation (SSI) to guide the removal of the contaminated soil at the site; Scope of Work includes project coordination, preparation of a SSI Technical Memo, public notifications, soil removal, site restoration, soil sampling and analysis in conjunction with the Life Academy Renovation/Seismic Retrofit Project for the period commencing September 13, 2011 and concluding no later than June 30, 2011 in an additional amount not to exceed \$35,533.30, increasing the not to exceed amount from \$58,735.30 to \$94,268.30. All other terms and conditions of the Contract remain in full force and effect.

Resource Code - 2122-335

Funding Source: General Obligation Bond-Measure B

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

Legislative History

10/5/2010 Facilities Committee Tabled to a Date
Certain

G. New Business

10-2538

Report - Life Academy - Status of Renovations

OE-10

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

10-2539

Report - District Facility Designs

OE-10

A report by the Assistant Superintendent of Facilities Planning and Management regarding architectural designs approval process for District facilities.

10-2540

Report - School Energy Bonds

OE-10

A report by the Assistant Superintendent of Facilities Planning and Management regarding School Energy Bonds.

10-2541**Report - Cox Elementary School Campus - Status of Renovation, Construction Costs****OE-10**

A report from the Assistant Superintendent for Facilities Planning and Management regarding status of and the renovation, construction costs at the Cox Elementary School site.

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

This section of the agenda provides an opportunity for members of the public, for three minutes per person, to directly address the Committee on any item of interest to the public that is within the subject matter jurisdiction of the Committee. The time allocated for this item is not to exceed one hour.

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

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

J. Introduction of New Legislative Matter

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

K. Adjournment