

# 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, February 03, 2009**

**5:00 PM**

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

## **Facilities Committee**

**Noel Gallo, Chairperson  
Christopher Dobbins, Member  
Jody London, Member**

## A. Call to Order

*Committee Chair Noel Gallo called the meeting to order at 5:00 P.M.*

## B. Roll Call

**Roll Call:** Present: Jody London and Noel Gallo  
Absent: Christopher Dobbins

## C. Modification(s) To Agenda

*There were no modifications to the agenda.*

## C1. Organization of the Facilities Committee

### (Secretary's Observation)

*Christopher Dobbins present at 5:16 P.M.*

**Roll Call:** Present: Jody London, Christopher Dobbins and Noel Gallo

### 09-0365 Organization of the Facilities Committee

Adoption by Committee of regular meeting date and time as 5:00 p.m., First and Third Tuesday monthly or as published [in the Future Legislative Meeting Calendar Board's web site] by Secretary of Board, pursuant to Board Resolution No. 0809-0077

*Facilities Meeting dates and time  
1st and 3rd Tuesday at 5:00p.m.*

*Committee Chair Gallo said this is an opportunity to talk about a work plan. For Committee Members to become more knowledgeable about what happens in Facilities including:*

- 1. Reviewing Facility Master Plan and the current status of the Master Plan.*
- 2. Looking at the most recent audits.*
- 3. The organizational chart of the Facilities Department, the level of staffing from Custodial to B & G, Management, and Office.*
- 4. To clearly understand the State Public Contract Code, how it works, and why it works, and how do we use it.*
- 5. Budget operations - how many sources of funds we use at the operations level, the construction level, the emergency repair site level, and what sources of fund those are.*

Chairperson Gallo said he recommends a special session with this Committee where we do nothing but look at these items so we are more informative and action orientated.

Chairperson Gallo asked Director London if she had any thoughts. Director London said she agreed with many of the items Chairperson Gallo spoke of and she had already spoken with Assistant Superintendent White about a cheat sheet of all the different funds that are there. She would like periodic Measure B Budget updates, to visit some of the larger projects to understand what is involved, and an overview of the District's Green Building Program. Chairperson Gallo would like a work session outside the Facilities Committee Meeting to get to know each other, staff members, leadership, understand what we are doing, our shortfalls, dreams, review budgetary operational requests. Director suggested the Facilities Department have one of the bids opened here so that the Committee can see what the process is and become more knowledgeable.

Mr. White said that was a great idea. Maybe when we post the Committee Agenda we include that item on the agenda so the entire Committee can come and witness some of the bid openings. We do have some projects that are sizable and it would be interesting to see how the whole process in terms of bid submittal, opening and how they actually are awarded. We haven't had an opportunity to go with any legislative body that I know of.

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

**Votes:** Adv Aye: 0  
Adv Nay: 0  
Adv Abstain: 0  
Aye: 3 - Jody London, Christopher Dobbins and Noel Gallo  
Nay: 0  
Recused: 0  
Preferential Aye: 0  
Preferential Abstention: 0  
Preferential Nay: 0

## **D. Adoption of the Committee General Consent Report**

Director London would like to discuss New Building Project (09-0215) Montclair project and the Downtown Educational Complex (09-0183) because they are sizable projects. Director London asked Machine for an overview of the two projects.

Mr. White said the item is a housekeeping matter. The Downtown Project was previously approved by the Board for \$75,000,000 several months ago. We did not bring a set of County Accounting KEY Codes and Project Codes before and that is what we are doing tonight.

Director London asked Mr. White to talk about the work to date on both projects. Mr. White said we had an extensive community outreach that lasted several months leading to the approval of the project. We hired a local architect located in downtown Oakland experienced in school business. We are doing the designs for the project with details being submitted to the Department State Architects. Director London asked if we would get any CHPS Credit and Mr. White said, "yes." The Montclair project is the outgrowth of several months of sub-committees appointed to look at enrollment and the pressures of the hill

*schools in North Oakland. That sub-committee did give staff the task to bring them information associated enrollment pressures looking at schools such as Hillcrest, Chabot, Montclair, Thornhill, and Kaiser. We were directed to bring forth to Board a project to help alleviate the overcrowding in the area by expanding Montclair School. What you have you before tonight for the Montclair project represents the scope and budget request for approval to allow us to proceed this summer. It is critical for us to get a project approved as early as possible. Chairperson Gallo said one of the on-going discussions at Board Meetings is the budget and looking at the enrollment numbers. The Measure B Funds will run out real soon. How do you best use for the dollars you have for the long haul. We can't keep spending at the rate we are spending.*

*The Downtown Project was approved by the previous State Administrator directing us to begin an engagement process with the community which we did and came back to the District and it was approved that we go forth with the four programs: La Escuelita, Yuk Yau, Dewey, and Met West. The Board can elect to revisit that given a recommendation at the Board Level from this Committee if you so choose. There are some practical reasons to build in the areas where you don't have school sites because you have over-crowding and there are some practical reason not to build in those areas as well. We do have a policy of open enrollment and we have a policy on school of choice. Chairperson Gallo said the state has suspended the construction funds. Mr. White said on many of the new projects there was not a lot of eligibility. We have a mature building program and we have tapped our large eligibility. We have some funds that will be frozen from the state. Chairperson Gallo asked if any state fund would be frozen to the Montclair and the Downtown Project. Mr. White said there is some eligibility at LaEscuelita.*

*Director Dobbins said most of our buildings are 80 plus years old. It terms of Montclair, we are working with the parameters when we set up open enrollment. There are a lot of students living outside the area; but there are a lot of new families moving in the area. The real challenge of this Committee with an open enrollment policy is there are certain schools people are going to go to. Director London would like the Committee to revisit the Facilities Mater Plan. Chairperson Gallo asked Mr. White to give a Facilities Budget update at the next Committee Meeting. Mr. White said he would.*

[08-2820](#)

### **Small Construction Contract - Comtel Systems Technology, Inc. - Madison Middle School Modernization Project**

Approval by Board of Education of Small Construction Contract between District and Comtel Systems Technology, Inc., Sunnyvale, CA, for the latter to troubleshoot and repair phone connections in administration offices that were disrupted during furniture moves, commencing August 17, 2008 and terminating September 30, 2008 in an amount not to exceed \$2,430.00.

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

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

**This Matter was Recommended Favorably on the Consent Agenda.**

[09-0159](#)

### **Change Order No. 1 - Albay Construction Co. - Madison Middle School Modernization Project**

Approval by Board of Education of Change Order No. 1 to Construction Contract with Albay Construction Co., Martinez, CA, for the latter's instruction bulleting #1 modifications; instruction bulleting #5 modifications; demolish gym roof #5 and various other items as described herein in conjunction with the Madison Middle School Modernization Project in the amount of -(\$3,728.70), decreasing the Agreement from \$5,981,000.00 to \$5,977,261.30. All other terms and conditions of the Agreement remain in full force and effect.

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

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

**This Matter was Recommended Favorably on the Consent Agenda.**



**09-0160**

**Change Order No. 2 - Albay Construction Co. - Madison Middle School Modernization Project**

Approval by Board of Education of Change Order No. 2 to Construction Contract with Albay Construction Co., Martinez, CA, for the latter'd credit doors and hardware; re-coat canopies in lieu of roofing; delete lockers and add repairs; repair cove base; install toilet paper dispensers and various other items as described herein in conjunction with the Madison Middle School Modernization Project in the amount of \$1,819.71, increasing the Agreement from \$5,977,261.30 to \$5,979,081.01. All other terms and conditions of the Agreement remain in full force and effect.

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

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

**This Matter was Recommended Favorably on the Consent Agenda.**



**09-0161**

**Change Order No. 2 - Albay Construction Co. - Carter Middle School Modernization Project**

Approval by Board of Education of Change Order No. 2 to Construction Contract with Albay Construction Co., Martinez, CA, for the latter to remove asbestos; provide backing to market boards; relocate PBX cabinet, provide backing for lockers; demo concrete where drawing indicate A/C and various other items as described herein in conjunction with the Carter Middle School Modernization Project in the amount of \$40,277.97, increasing the Agreement from \$2,464,361.23 to \$2,504,639.20. All other terms and conditions of the Agreement remain in full force and effect.

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

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

**This Matter was Recommended Favorably on the Consent Agenda.**



**09-0162**

**Change Order No. 4 - Albay Construction Co. - Carter Middle School Modernization Project**

Approval by Board of Education of Change Order No. 4 to Construction Contract with Albay Construction Co., Martinez, CA, for the latter to provide installation of recess panels; replace bathroom plugs-various locations; dry rot handling because a new canopy was being constructed and various other items as described herein in conjunction with the Carter Middle School Modernization Project in the amount of \$55,401.51, increasing the Agreement from \$2,585,883.40 to \$2,641,284.91. All other terms and conditions of the Agreement remain in full force and effect.

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

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

**This Matter was Recommended Favorably on the Consent Agenda.**



**09-0163**

**Change Order No. 1 - Amana Engineering & Construction, Inc. - Urban Promise Academy Heating & Hallways Project**

Approval by Board of Education of Change Order No. 1 to Construction Contract with Amana Engineering & Construction, Inc., Berkeley, CA, for the latter's demolition and removal of existing door, door jams, and door framing, re-framing and installation of new door, including refinishing of wall at Principal's Office; demolition and re-framing and refurbishing for the installation of flue at the Parent's Office, which is needed to be offset in order to avoid existing structural beam framing and various other items described herein in conjunction with the Urban Promise Academy Heating & Hallways in the amount of \$45,005.00, increasing the Agreement from \$1,105,000.00 to \$1,150,005.00. All other terms and conditions of the Agreement remain in full force and effect.

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

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

**This Matter was Recommended Favorably on the Consent Agenda.**



**09-0168**

**Change Order No. 3 - Arntz Builders - Oakland High School Modernization-Williams Settlement Mechanical Repair Project**

Approval by Board of Education of Change Order No. 3 to Construction Contract with Arntz Builders, Novato, CA, for the latter's modifications to Smoke and Heat Detectors, temporary protection for Owner supplied items, Owner supplied HVAC Equipment delivery dates, unforeseen trench conditions, added Nelson studs, added blocking at AHU 5, 7, rerouting vent from Room 209 and various other items described herein in conjunction with the Oakland High School Modernization-Williams Settlement Mechanical Repair Project in the amount of \$138,622.81, increasing the Agreement from \$13,911,184.52 to \$14,049,807.33. All other terms and conditions of the Agreement remain in full force and effect.

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

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

**This Matter was Recommended Favorably on the Consent Agenda.**



**09-0183**

**New Project Budget, Key Code and Project Number - Montclair New**

**Classroom Building - Measure B - \$17,124,286.00**

Approval by Board of Education of Resolution No. 0809-0059 on behalf of the District authorizing and approving the New Project Budget, Key Code and Project Number for Montclair New Classroom Building-Measure B Project in the amount of \$17,124,286.00.

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

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

**This Matter was Recommended Favorably on the Consent Agenda.**



**09-0185**

**Change Order No. 1 - Arntz Builders - Oakland High School Modernization-Williams Settlement Mechanical Repair Project Mechanical Repair Project**

Approval by Board of Education of Change Order No. 1 to Construction Contract with Arntz Builders, Novato, CA, for the latter to credit for modifications to project sign; modify existing Fire Alarm Conduits; and project mounts in conjunction with the Oakland High School Modernization-Williams Settlement Mechanical Repair Project in the amount of \$68,935.42, increasing the Agreement from \$13,861,975.00 to \$13,930,910.42. All other terms and conditions of the Agreement remain in full force and effect.

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

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

**This Matter was Recommended Favorably on the Consent Agenda.**



**09-0189**

**Change Order No. 2 - Calhoun Brothers Grading and Paving - Lakeview Elementary School Paving Project**

Approval by Board of Education of Change Order No. 2 to Construction Contract with Calhoun Brothers Grading and Paving, Santa Clara, CA, for the latter to remove saturated soil and reinstalled base rock in conjunction with the Lakeview Elementary School Paving Project in the amount of \$16,060.00, increasing the Agreement from \$373,059.00 to \$389,119.00. All other terms and conditions of the Agreement remain in full force and effect.

**Funding Source: Deferred Maintenance**

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

**This Matter was Recommended Favorably on the Consent Agenda.**



**09-0190**

**Change Order No. 1 - Cal Pacific Construction - Lincoln Elementary School Classroom Replacement Project**

Approval by Board of Education of Change Order No. 1 to Construction Contract with Cal Pacific Construction, Pacifica, CA, for the latter to added breakers for disconnects on portables; credit for Christy Boxes - no installation required; raceway on Back of 2 Portables (#6 & #8); install additional sewer piping for Portable #9 and various other items as described herein in conjunction with the Lincoln Elementary School Classroom Replacement Project in the amount of \$19,864,89, increasing the Agreement from \$6,396,000.00 to \$6,415,864.89. All other terms and conditions of the Agreement remain in full force and effect.

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

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

**This Matter was Recommended Favorably on the Consent Agenda.**



**09-0191**

**Change Order No. 3 - Calhoun Brothers Grading and Paving - Joaquin Miller Elementary School Paving Project**

Approval by Board of Education of Change Order No. 3 to Construction Contract with Calhoun Brothers Grading and Paving, Santa Clara, CA, for the latter to play matting over base bid in conjunction with the Joaquin Miller Elementary School Paving Project in the amount of \$11,860.00, increasing the Agreement from \$527,154.00 to \$539,014.00. 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.**



**09-0192**

**Change Order No. 3 - BHM Construction - Manzanita Elementary School Modernization Project**

Approval by Board of Education of Change Order No. 3 to Construction Contract with BHM Construction, Davis, CA, for the latter's RFI # 10-removal of electrical outlets; ASI No. 1, 2, 4 and RFI No. 41- marker board/tack board changes; ASI No. 6-Removal and Programming out FA Devices; RFI No. 71-Reset door frames in A1, A2 and A5 and various other items as described herein in conjunction with the Manzanita Elementary School Modernization Project in the amount of \$43,702.00, increasing the Agreement from \$1,084,023.00 to \$1,127,725.00. All other terms and conditions of the Agreement remain in full force and effect.

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

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

**This Matter was Recommended Favorably on the Consent Agenda.**



**09-0197**

**Change Order No. 2 - Cal Pacific Construction - Lincoln Elementary School Classroom Replacement Project**



Approval by Board of Education of Change Order No. 2 to Construction Contract with Cal Pacific Construction, Pacifica, CA, for the latter to install conduit for temporary; main breaker in MSB for Temporary Power; patch roof penetration; temporary generator rental and security and various other items as described herein in conjunction with the Lincoln Elementary School Classroom Replacement Project in the amount of \$55,443.98, increasing the Agreement from \$6,415,864.89 to \$6,471,308.87. All other terms and conditions of the Agreement remain in full force and effect.

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

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

**This Matter was Recommended Favorably on the Consent Agenda.**



**09-0198**

**Change Order No. 5 - Cal Pacific Construction - Laurel Elementary School Modernization Project**

Approval by Board of Education of Change Order No. 5 to Construction Contract with Cal Pacific Construction, Alameda, CA, for the latter to abate drywall and joint compound containing asbestos at upstairs restrooms; abate drywall and joint compound containing asbestos at downstairs restrooms, abatement of T&M at 1st floor sheetrock; custodian, teacher lounge, lobby, drinking fountain, under sink at 2 classrooms and various other items as described herein in conjunction with the Laurel Elementary School Modernization Project in the amount of \$36,852.73, increasing the Agreement from \$1,552,50.91 to \$1,589,403.64. All other terms and conditions of the Agreement remain in full force and effect.

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

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

**This Matter was Recommended Favorably on the Consent Agenda.**



**09-0199**

**Change Order No. 4 - Cal Pacific Construction - Calvin Simmons Middle School Modernization Project**

Approval by Board of Education of Change Order No. 4 to Construction Contract with Cal Pacific Construction, Pacifica, CA, for the latter's RFI #52 - relocate 4" waste line and 3" vent at new elevator pit in gym building; patch damage kitchen wall at two locations and relocate computers; Per RFI #131, Extend conduit and wiring for the new exhaust fans in Boys/Girls Bathroom #15 and #16 and various other items described herein in conjunction with the Calvin Simmons Middle School Modernization Project in the amount of \$37,480.00, increasing the Agreement from \$3,337,809.00 to \$3,375,289.00. All other terms and conditions of the Agreement remain in full force and effect.

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

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

**This Matter was Recommended Favorably on the Consent Agenda.**



**09-0200**

**Change Order No. 3 - Cal Pacific Construction - Calvin Simmons Middle School Modernization Project**

Approval by Board of Education of Change Order No. 3 to Construction Contract with Cal Pacific Construction, Pacifica, CA, for the latter's RFI #4/Supplement #3, install a new 4" sanitary sewer line for new bathrooms at the cafeteria; tie-in rain water leader to (E) down spout at the corner of Unit C in the courtyard; add 2 new beam detectors in the auditorium, delete all fire alarm work to relocate buildings; change lower corridor sub floor in building G/H from 3/8 plywood to 1/2 plywood and various other items described herein in conjunction with the Calvin Simmons Middle School Modernization Project in the amount of \$21,318.00, increasing the Agreement from \$3,316,491.00 to \$3,337,809.00. All other terms and conditions of the Agreement remain in full force and effect.

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

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

**This Matter was Recommended Favorably on the Consent Agenda.**



**09-0201**

**Change Order No. 2 - Cal Pacific Construction - Calvin Simmons Middle School Modernization Project**

Approval by Board of Education of Change Order No. 2 to Construction Contract with Cal Pacific Construction, Pacifica, CA, for the latter's RFI 41, req'd to add plumbing wall for ADA drinking fountain relocation on 2/F of Gym Bldg. D; per RFI 46, raise (E) data conduit above (N) hard lid ceiling in student toilet rooms at Cafeteria Bldg. E; per RFI 87, it is necessary to replace five existing rotted waste tees to re-connect five urinals in Boy's Restroom #25 in building A and various other items as described herein in conjunction with the Calvin Simmons Middle School Modernization Project in the amount of \$217,053.00, increasing the Agreement from \$3,097,674.00 to \$3,314,727.00. All other terms and conditions of the Agreement remain in full force and effect.

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

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

**This Matter was Recommended Favorably on the Consent Agenda.**



**09-0202**

**Change Order No. 3 - D.F.P.F. Fineline Construction - Westlake Middle School Modernization**

Approval by Board of Education of Change Order No. 3 to Construction Contract with D.F.P.F. Fineline Construction, San Francisco, CA, for the latter to credit for installation of chin-up bars/matting; credit for not painting Room 211, adding painting of Room 200A; Sleeper height was raised HVAC 3, 4 & 6 for roof drainage and various other items as described herein in conjunction with the Westlake Middle School Modernization in the amount of \$16,706.80, increasing the Agreement from \$3,490,994.63 to \$3,507,701.43. All other terms and conditions of the Agreement remain in full force and effect.

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

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

**This Matter was Recommended Favorably on the Consent Agenda.**



**09-0203**

**Change Order No. 1 - Euro Style Management - Ralph Bunch Alternative High**

### **School Gym Exterior Repairs Project**

Approval by Board of Education of Change Order No. 1 to Construction Contract with Euro Style Management, Roseville, CA, for the latter to delete from the scope of work the demolition and replacement of an existing Walkway Canopy; reduction of the quantity of structural plywood sheathing that were required to be removed and replaced; repair and replacement of framing material with dry rot; clean and remove debris from the lower and upper roofs and various other items as described herein in conjunction with the Ralph Bunch Alternative High School Gym Exterior Repairs Project in the amount of (\$1,798.00), decreasing the Agreement from \$183,000.000 to \$181,202.00. All other terms and conditions of the Agreement remain in full force and effect.

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

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

**This Matter was Recommended Favorably on the Consent Agenda.**



**09-0204**

### **Change Order No. 1 - Ransome Company - Westlake Middle School Modernization**

Approval by Board of Education of Change Order No. 1 to Construction Contract with Ransome Company, San Leandro, CA, for the latter to provide extra asphalt patching and work needed for the safety of the school and students in conjunction with the Westlake Middle School Modernization in the amount of \$100.00, increasing the Agreement from \$12,950.00 to \$13,050.00. All other terms and conditions of the Agreement remain in full force and effect.

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

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

**This Matter was Recommended Favorably on the Consent Agenda.**



**09-0205**

### **Change Order No. 2- Ray's Electric - Cox Relocation of Two Portables from Calvin Simmons Project**

Approval by Board of Education of Change Order No. 2 to Construction Contract with Ray's Electric, Oakland, CA, for the latter to installation of new Cisco Data Switch to support Portables A, B, C and D in conjunction with the Cox Relocation of Two Portables from Calvin Simmons Project in the amount of \$13,037.00, increasing the Agreement from \$185,623.56 to \$198,660.56. All other terms and conditions of the Agreement remain in full force and effect.

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

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

**This Matter was Recommended Favorably on the Consent Agenda.**



**09-0206**

### **Change Order No. 1 - Streamline Builders, Inc. - Sobrante Park Fire Repair Project**

Approval by Board of Education of Change Order No. 1 to Construction Contract with Streamline Builders, Inc., San Francisco, CA, for the latter's troubleshooting existing troubles on Fire Alarm Panel in conjunction with the Sobrante Park Fire Repair Project in the amount of \$2,358.00, increasing the Agreement from \$80,000.00 to \$82,358.00. All other terms and conditions of the Agreement remain in full force and effect.

**Funding Source: Risk Management**

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

**This Matter was Recommended Favorably on the Consent Agenda.**



**09-0207**

**Change Order No. 1 - Streamline Builders, Inc. - Hawthorne Portable Replacement Project**

Approval by Board of Education of Change Order No. 1 to Construction Contract with Streamline Builders, Inc., San Francisco, CA, for the latter to install barrier between portables in conjunction with the Hawthorne Portable Replacement Project in the amount of \$1,165.00, increasing the Agreement from \$30,000.00 to \$31,165.00. All other terms and conditions of the Agreement remain in full force and effect.

**Funding Source: Risk Management**

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

**This Matter was Recommended Favorably on the Consent Agenda.**



**09-0208**

**Change Order No. 1 - West Coast Contractors - Chabot Portable Replacement Project**

Approval by Board of Education of Change Order No. 1 to Construction Contract with West Coast Contractors, Fairfield, CA, for the latter's purchase of school Vinyl Banner; provide fencing for ball field and garden access; removal of tree near Portable 20; salvage Playground Equipment; dig additional 2 ft for electrical conduit (revision) and various other items described herein in conjunction with the Chabot Portable Replacement Project in the amount of \$35,514.00, increasing the Agreement from \$2,561,000.00 to \$2,596,514.00. All other terms and conditions of the Agreement remain in full force and effect.

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

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

**This Matter was Recommended Favorably on the Consent Agenda.**



**09-0209**

**New Project Budgets, Key Codes and Project Number for the Landscaping /Tree Services-\$144,000.00**

Approval by Board of Education of Resolution No. 0809-0084 on behalf of the District authorizing and approving the New Project Budgets, Key Codes and Project Number for Landscaping/Tree Services in the amount of \$144,000.00

**Funding Source: General Purpose Fund and State School Building Fund**

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

**This Matter was Recommended Favorably on the Consent Agenda.**



**[09-0210](#)**

**New Project Budget, Key Code and Project Number-Life Academy Interim Housing (at Simmons) Project - \$150,000.00**

Approval by Board of Education of Resolution No. 0809-0089 on behalf of the District authorizing and approving the New Project Budget, Key Code and Project Number for Life Academy Interim Housing (at Simmons) in the amount of \$60,000.00.

**Funding Source: State School Building Fund**

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

**This Matter was Recommended Favorably on the Consent Agenda.**



**[09-0211](#)**

**New Project, Key Code and Project Number - Life Academy (Red Cross Bldg.) Roof Replacement Project-\$207,900.00**

Approval by Board of Education of Resolution No. 0809-0094 on behalf of the District authorizing and approving the New Project Budget, Key Code and Project Number for Life Academy (Red Cross Bldg.) Roof Replacement Project in the amount of \$207,900.00.

**Funding Source: Deferred Maintenance**

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

**This Matter was Recommended Favorably on the Consent Agenda.**



**[09-0212](#)**

**New Project Budget, Key Code and Project Number-Life Academy Site Assessment Project -\$182,500.00**

Approval by Board of Education of Resolution No. 0809-0087 on behalf of the District authorizing and approving the New Project Budget, Key Code and Project Number for Life Academy Site Assessment Project in the amount of \$182,500.00.

**Funding Source: State School Building Fund**

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

**This Matter was Recommended Favorably on the Consent Agenda.**



**[09-0213](#)**

**New Project Budget, Key Code and Project Number-Claremont HVAC Replacement Project -\$332,750.00**

Approval by Board of Education of Resolution No. 0809-0096 on behalf of the District authorizing and approving the New Project Budget, Key Code and Project Number for Claremont HVAC Replacement Project in the amount of \$332,750.00

**Funding Source: Deferred Maintenance**

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

**This Matter was Recommended Favorably on the Consent Agenda.**

[09-0214](#)**New Project Budget, Key Code and Project Number-Claremont Building B Restroom Plumbing Renovation Project - \$734,250.00**

Approval by Board of Education of Resolution No. 0809-0097 on behalf of the District authorizing and approving the New Project Budget, Key Code and Project Number for Claremont Building B Restroom Plumbing Renovation Project in the amount of \$734,250.00.

**Funding Source: Deferred Maintenance**

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

**This Matter was Recommended Favorably on the Consent Agenda.**

[09-0215](#)**New Project Budgets, Key Codes and Project Number - Downtown Educational Project- \$75,000,000.00**

Approval by Board of Education of Resolution No. 0809-0082 on behalf of the District authorizing and approving the New Project Budgets, Key Codes and Project Number for Downtown Educational Facilities - New Construction in the amount of \$75,000,000.00.

**Funding Source: Measure A/C, Measure B, Fund 35, Developer Fees**

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

**This Matter was Recommended Favorably on the Consent Agenda.**

[09-0216](#)**Project Budget Increase - Calvin Simmons Middle School Modernization Project \$450,000.00**

Approval by Board of Education of Resolution No. 0809-0086 on behalf of the District authorizing and approving the Project Budget Increase for the Calvin Simmons Middle School Modernization Project in the amount of \$450,000.00, increasing the project budget from \$3,782,059.00 to \$4,232,059.00.

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

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

**This Matter was Recommended Favorably on the Consent Agenda.**

[09-0220](#)**New Project Budget, Key Code and Project Number-Koramatsu (Stonehurst) Bathrooms-\$1,380,000.00**

Approval by Board of Education of Resolution No. 0809-0088 on behalf of the District authorizing and approving the New Project Budget, Key Code and Project Number for Korematsu (Stonehurst) Bathrooms in the amount of \$1,380,000.00.

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

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

**This Matter was Recommended Favorably on the Consent Agenda.**

[09-0221](#)**New Project Budgets, Key Codes and Project Number for the Landscaping and Fire Prevention Services-\$150,000.00**

Approval by Board of Education of Resolution No. 0809-0083 on behalf of the District authorizing and approving the New Project Budgets, Key Codes and Project Number for Landscaping and Fire Prevention Services in the amount of \$150,000.00.

**Funding Source: General Purpose Fund and State School Building**

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

**This Matter was Recommended Favorably on the Consent Agenda.**

[09-0222](#)**Professional Services Agreement - Jensen-Van Lienden Associates, Inc. - Auto Repair Shop Project**

Approval by Board of Education of Professional Services Agreement between District and Jensen-Van Lienden Associates, Inc., Berkeley, CA, for the latter to provide geotech survey to study soil conditions at the proposed relocated Auto Repair Shop site located at the south end of 900 High Street in conjunction with the Auto Repair Shop Project for the period commencing October 14, 2008 and concluding no later than January 31, 2009 in an amount not-to-exceed \$11,100.00.

**Funding Source: Developer Fees**

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

**This Matter was Recommended Favorably on the Consent Agenda.**

[09-0223](#)**Professional Services Agreement - Simplex Grinnell - Urban Promise Multi-Purpose Classroom Project**

Approval by Board of Education of Professional Services Agreement between District and Simplex Grinnell, Livermore, CA, for the latter to provide new Fire Alarm System Installation supervision in conjunction with the Urban Promise Multi-Purpose Classroom Project for the period commencing December 1, 2008 and concluding no later than December 31, 2008 in an amount not-to-exceed \$17,280.00.

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

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

**This Matter was Recommended Favorably on the Consent Agenda.**

[09-0224](#)**Professional Services Agreement - Simplex Grinnell - Tilden Fire Alarm Installation Project**

Approval by Board of Education of Professional Services Agreement between District and Simplex Grinnell, Livermore, CA, for the latter to provide new Fire Alarm System Installation supervision in conjunction with the Tilden Fire Alarm Installation Project for the period commencing December 17, 2008 and concluding no later than January 9, 2009 in an amount not-to-exceed \$17,280.00.

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

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

**This Matter was Recommended Favorably on the Consent Agenda.**



**09-0225**

**Amendment No. 1 - Loving and Campos Architects (LCA) - Downtown Educational Complex Project**

Approval by Board of Education of Amendment No. 1 to Professional Services Agreement between District and Loving and Campos Architects (LCA), Livermore, CA, with the latter to cover reimbursables only, which includes printing cost and overnight shipments in conjunction with the Downtown Educational Complex Project in an amount not-to-exceed \$6,968.81, increasing the Agreement from \$199,172.00 to a not-to-exceed amount of \$206,140.81. All other terms and conditions of the Agreement remain in full force and effect.

**Funding Source: Developer Fees**

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

**This Matter was Recommended Favorably on the Consent Agenda.**



**09-0233**

**New Project Budget, Key Code and Project Number-Edna Brewer Gym Bldg. D. Restroom Plumbing Renovation Project-\$734,250.00**

Approval by Board of Education of Resolution No. 0809-0095 on behalf of the District authorizing and approving the New Project Budget, Key Code and Project Number for Edna Brewer Gym Bldg. D Restroom Plumbing Renovation Project in the amount of \$734,250.00.

**Funding Source: Deferred Maintenance**

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

**This Matter was Recommended Favorably on the Consent Agenda.**

## **Passed The Committee General Consent Report**

**A motion was made by Noel Gallo, 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, Christopher Dobbins and Noel Gallo  
Nay: 0  
Recused: 0  
Preferential Aye: 0  
Preferential Abstention: 0  
Preferential Nay: 0



## E. Unfinished Business

*None.*

## F. New Business

### 09-0368 Real Estate Management Plan

Discussion of the need for a Real Estate Management Plan for District.

*The same as Asset Management Plan.*



### 09-0371 City of Oakland - District Joint Facilities Use Agreement

Update on status/proposed new Joint Facilities Use Agreement Between the District and the City of Oakland.

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

*Cate Boskoff, Facilities Legal Counsel said to her understanding the Agreement was fully vetted by all parties and the City went ahead and adopted this version of it. There has been some discussion among people here about the inequities in the amount of City Facilities being used by the District and what the District was being asked to supply to the City for use. Chairperson Gallo asked if the Agreement was ready to present to the Committee and Ms. Boskoff said she would like further guidance to decide if it is a document you are ready and willing to sign or a document we should push back on the City. Chairperson Gallo asked Ms. Boskoff what was her recommendation? Ms. Boskoff said she wanted either the Committee or the Board to examine Exhibit C of the Agreement. The rest of the document is a legally sound document. Exhibit C was prepared by past Facilities Counsel in conjunction with District Staff so to the extent it accurately memorializes the availability of dates and times of the various sites, it is fine to enter into. There are MOU's and Agreements that are being entered into with specific groups that are going to conflict with this Agreement and we are going to have coordination issues. Chairperson Gallo said we list all our sites and the City only lists a few. Chairperson Gallo said the City is trying to raise money wherever they can so they are being very restrictive to what facilities they will hand out to governmental agencies. Director London said it would be useful to have a copy of Exhibit C for review. Ms. Boskoff said at the time the City signed the Agreement they were aware we had not adopted what they were signing. Superintendent Mayor suggested Committee Members come up with a list of City Facilities we would like see added to the list.*

**Discussed**

### 09-0372 Asset Management Plan

Update/status report on the development of District's Asset Management Plan.

*Mr. White said we sent the RFP out and we have three candidates that responded favorably to the RFP. One of the firms was a local firm MK Think out of San Francisco. The second*

*firm was School Works from Southern California. The third firm was Total Schools Solutions. After meeting with all of them and analyzing their proposals, we would like to proceed with MK Think. Director Gallo wanted to know if we would pay for this with bond funds? Mr. White said he did not think so.*

*Director Dobbins asked how does a school get on the Master Plan? Mr. White said in 2006 the Master Plan was developed. Director London said depending on what criteria you use your project may rank higher or lower. Director Gallo said we were not in control at that time but the priorities kept changing for example, the small schools we went from 90 schools to 118 schools. Director Gallo said as Board policy, where do we invest our dollars? Mr. White said at the core of the Master Plan was State Administration and small schools. Superintendent Mayor asked how schools get projects on the Master Plan. She said Health and safety are usually first priority on the list and then other needs. When you go out for a General Obligation Bond you go out with literature that lists the project by name and this comes from the Facilities Master Plan so there is some commitment to the community of what we intend to address.*

#### **Discussed**

### **09-0373 Utilities Conservation Plan(s)/Program(s)**

Update/status report on the District's Utilities Conservation Plan(s)/Program(s), i.e., water, gas, electricity and other utilities.

*Mr. White said the District did pass an energy and water policy in 2007. This report is from November and December. Highlights from the Report:*

*Free energy audits were performed by P G & E on five of the thirteen OUSD campuses selected for upgrades. Typical systems analyzed were: HVAC, process equipment, other equipment, and controls. Utility rates schedules were analyzed, identifying some site with potential for actual dollar savings through change in rate schedule and/or demand response. The Energy and Utilities Manager will continue to develop the implementation of the energy and water conservation measures outlined in the District's plan, and will be coordinating with the Division Directors of Facilities, Buildings & Grounds, Operations & Maintenance, and CHPS Program Manager over the next year.*

#### *Committee Member Comments*

*Director Dobbins asked was there anything on trash collection? Mr. White said there is a new policy on trash and collection and the reduction of trash that is not recyclable.*

*Superintendent Mayor said some unions asked her if we saved any utility cost during winter break? The unions are willing to do something similar during Spring Recess.*

*Superintendent Mayor asked Mr. White to work with Vernon Hal and report back to the Committee with a report. She said the unions wanted to know if their efforts resulted in any savings.*

*Director London suggested we received the report on a quarterly basis.*

#### **Discussed**

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

*Lynne Combs - We filed a Williams' Complaint regarding issues at Claremont Middle School at the end of October filed by myself with Reed-Smith Law Firm. We filed our complaint on Behalf of Ron Crisp. We did receive a response from the complaint in January and have since appealed several issues that were not fully remedied within the statutory time limits. One of those issues is on the Agenda tonight, the HVAC Systems. I am here to voice our support for the Board's consideration to install the HVAC System and the remodeling being done in the restrooms. We do have several other issues pending appeal that have not been fully remedied including rodent issues, exposed wiring, and communications systems that have not been remedied.*

### *Committee Comments*

*Jody London - I had the opportunity to talk about this with Assistant Superintendent White and asked him about the timing for these two projects. I have gotten feedback from the Claremont community before the complaint was filed. The District has been responding to many of the issues at the school. It is good things are moving forward. Director London explained the Committee process to Ms. Combs. Director London said this is a Committee recommendation and the items approved at this Committee Meeting tonight will be forwarded to the Full Board on February 11th for consideration.*

*Chairperson Gallo said he appreciated Ms. Combs being here and told her this was the place to get an immediate response.*

*Mr. White said many of the needs at Claremont are associated with deferred maintenance. The HVAC System is something we were aware of and have tried to maintain it and keep it operational. The system needs to be replaced and this item on the Agenda tonight will allow us to go in and replace the entire system. The other issue with the restrooms in the Complaint, we fixed the restrooms; they have old systems, constantly running water, old flooring, old wall tiles, and old lighting. We addressed the Williams' Complaint; this action goes a step beyond and makes it much nicer for our students.*

*Ms. Combs said the restrooms had improvements in particular with one restroom where the water system was not running when we were there. We did do a thorough inspection of the Complaint and there were some issues that had not been remedied fully which is why we filed an appeal. We are happy to work with the District to get these issues remedied. Once remedied, we will be happy to withdraw our appeal with the State.*

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

*None.*

## **I. Closed Session Item(s):**

*None.*

**J. Recess to Closed Session**

*Not applicable.*

**K. Reconvene to Public Session**

*Not applicable.*

**L. Second Roll Call**

*Not applicable.*

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

*Not applicable.*

**N. Introduction of New Legislative Matter**

*Stimulus Package Mr. White said Board President Alice Spearman, Superintendent Mayor, and Shonda Scott got an appointment with Barbara Lee's office and gave her a list of projects. The economic package was approved by the House and is now with the Senate making revisions. After the Senate finishes they will determine what the package looks like. The package out of the Hill for Oakland was about \$64,000,000.*

*Director London wants status of kitchen project at McClymonds*

*Director Dobbins - Skyline lights project, and parking lots on Sunday's for churches, Boy Scouts and Neighborhood Councils using school sites. Mr. White said the school use falls under Civic Center Use Policy.*

**O. Adjournment**

*Chairperson Noel Gallo adjourned the meeting at 6:30 P.M.*

Prepared By: \_\_\_\_\_

Approved By: \_\_\_\_\_