

# Oakland Unified School District

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## **Agenda (Long)**

**Tuesday, October 06, 2009**

**5:00 PM**

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

## **Facilities Committee**

***Christopher Dobbins, Chairperson***

***Noel Gallo, Member***

***Jody London, Member***

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

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that an agenda item or legislative file will be considered out of order, that consideration of an item has been withdrawn, postponed, rescheduled or pulled off of the Committee's General Consent Report for separate discussion and possible action.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

**D. Adoption of Committee Minutes**[09-2829](#)**Minutes - Facilities Committee - September 15, 2009**

Approval by Facilities Committee of its Minutes of September 15, 2009.

**Attachments:** [09-2829 - Minutes - Facilities Committee - September 15, 2009](#)

**E. Adoption of the Committee General Consent Report**

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

[09-2630](#)**Professional Services Agreement - Simplex Grinnell -  
Fremont Small Schools Project****OE-10**

Approval by the Board of Education of Professional Services Agreement between District and Simplex Grinnell, Livermore, CA, for the latter to perform troubleshooting on existing beam detectors M1-116 (girls) and M1-113 (boys), replace if necessary; install (4) STI-9607 beam detector guards over the existing beam detectors; install (2) 4905-9815 SmartSync Adaptor Modules for the (2) exterior horns that do not sync; and troubleshoot intermittent no answer troubles on several of the NAC panels, in conjunction with the Fremont Small Schools Project for the period commencing September 24, 2009 and concluding no later than December 31, 2009 in an amount not to exceed \$6,584.00.

**Resource Code - 2122-302**

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

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



**09-2631**

**Professional Services Agreement - Simplex Grinnell -  
Jefferson Portable Replacement Project**

**OE-10**

Approval by the Board of Education of Professional Services Agreement between District and Simplex Grinnell, Pleasanton, CA, for the latter to provide supervision of the electrical contractor and/or low-voltage installer of the fire alarm system during the following critical path periods: conduit installation, wire pulling, wire continuity review/testing and termination/trimming of devices, in conjunction with the Jefferson Portable Replacement Project for the period commencing September 24, 2009 and concluding no later than November 30, 2009 in an amount not to exceed \$7,560.00.

**Resource Code - 2122-128**

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

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



**09-2632**

**Professional Services Agreement - Testing Engineers -  
Urban Promise Multi-Purpose Room Project**

**OE-10**

Approval by the Board of Education of Professional Services Agreement between District and Testing Engineers, San Leandro, CA, for the latter to perform specified construction testing services per contract documents for the construction of the new Multi-Purpose room/Gym including concrete work, structural and miscellaneous steel and other specialty testing as required in conjunction with the Urban Promise Multi-Purpose Room Project for the period commencing September 24, 2009 and concluding no later than December 31, 2010 in an amount not to exceed \$52,052.00.

**Resource Code - 2122-236**

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

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

**09-2633****Professional Services Agreement - ZG Planning & Design - Highland New Classroom Building Project****OE-10**

Approval by the Board of Education of Professional Services Agreement between District and ZG Planning & Design, San Francisco, CA, for the latter to provide design services for the Highland New Classroom Building project including 9 classrooms, 3 flex/office spaces, a 3,000 square feet multi-purpose room, restrooms, elevator, custodial space, and site improvements; to design Project to achieve CHPS certification and also include remodeling of the existing RISE building to create kindergarten rooms and a central hallway, remodeling of New Highland Academy building to create two kindergarten rooms, and remodeling of the existing multi-purpose portable and one classroom portable in conjunction with the Highland New Classroom Building Project for the period commencing September 24, 2009 and shall conclude upon completion of the desired services described here, but no later than December 31, 2011 in an amount not to exceed \$838,260.00.

**Resource Code - 2122-126****Funding Source: General Obligation Bond-Measure B****Attachments:** [Document\(s\)](#)**09-2635****Award of Bid and Construction Contract - American Technologies - Sobrante Park Elementary School Project****OE-10**

Approval by the Board of Education of Resolution No. 0910-0009 - Award of Bid and Construction Contract between District and American Technologies, Hayward, CA, pursuant to Resolution No. 0910-0003, for the latter to provide partial fire damage repair including, but not limited to, asbestos abatement, removal and replacement of fire damaged framing, safe off electrical, roofing replacement and smoke seal, in conjunction with the Sobrante Park Elementary School Project for the period commencing September 24, 2009 and ending August 9, 2010 in the amount of \$69,291.59; and rejecting all other bids if any.

**Resource Code - 0111-154****Funding Source: Risk Management****Attachments:** [Document\(s\)](#)**09-2777****Project Budget, Key Code and Project Number - McClymonds High School Intercom / PA / Clock / Telephone Project****OE-10**

Approval by the Board of Education of Resolution 0910-0016 - Authorizing and approving the New Project Budget, Key Code and Project Number for McClymonds High School Intercom/PA/Clock/Telephone Project in the amount of \$33,515.00.

**Resource Code - 2122-303****Funding Source: General Obligation Bond-Measure B****Attachments:** [Document\(s\)](#)**[09-2778](#)****Project Budget, Key Code and Project Number - Cole  
Middle School Intercom / PA / Clock / Telephone Project****OE-10**

Approval by the Board of Education of Resolution 0910-0014 - Authorizing and approving the New Project Budget, Key Code and Project Number for Cole Middle School Intercom/PA/Clock/Telephone Project in the amount of \$24,555.00.

**Resource Code - 2122-109****Funding Source: General Obligation Bond-Measure B****Attachments:** [Document\(s\)](#)**[09-2779](#)****Project Budget, Key Code and Project Number - Far West  
High School Intercom / PA / Clock / Telephone Project****OE-10**

Approval by the Board of Education of Resolution 0910-0088 - Authorizing and approving the New Project Budget, Key Code and Project Number for Far West High School Intercom/PA/Clock/Telephone Project in the amount of \$24,315.00.

**Resource Code - 2122-314****Funding Source: General Obligation Bond-Measure B****Attachments:** [Document\(s\)](#)**[09-2780](#)****Project Budget, Key Code and Project Number - Lafayette  
Elementary School Intercom / PA / Clock / Telephone  
Project****OE-10**

Approval by the Board of Education of Resolution 0910-0089 - Authorizing and approving the New Project Budget, Key Code and Project Number for Lafayette Elementary School Intercom/PA/Clock/Telephone Project in the amount of \$25,175.00.

**Resource Code - 2122-129****Funding Source: General Obligation Bond-Measure B****Attachments:** [Document\(s\)](#)**[09-2782](#)****Change of Funding Source - McClymonds Football Field  
Turf Replacement Project****OE-10**

Approval by the Board of Education of Resolution No. 0910-0118 - Changing Funding Source of the McClymonds Football Field Turf Replacement Project approved by Resolution No. 0809-0195, June 10, 2009 (Legislative File No. 09-1717, Enactment No. 09-1156) for \$2,220,600.00 from General Obligation Bond - Measure B to County School Facilities Fund (Fund 35). All other items, terms and conditions of Resolution No. 0809-0195 remaining in full force and effect.

**Resource Code - 3535-303**

**Funding Source: County School Facilities Fund**

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



**09-2783**

**Project Budget, Key Code and Project Number -  
Havenscourt Middle School New Classroom Building and  
Cafeteria Project**

**OE-10**

Approval by the Board of Education of Resolution No. 0910-0012 - Authorizing and approving the New Project Budget, Key Code and Project Number for Havenscourt Middle School New Classroom Building and Cafeteria in the amount of \$12,234,000.00.

**Resource Code - 2122-207**

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

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



**09-2784**

**Repeal of New Project Budget, Key Code and Project Name  
and Scope of Work - Castlemont Landscaping Project**

**OE-10**

Approval by the Board of Education of Resolution No. 0910-0020 - Repealing that portion of Resolution No. 0708-0216, approved June 25, 2008 (Legislative File I.D. 08-1564, Enactment No. 08-1106), approving New Project Budget, Key Code and Project Name and Scope of Work for Castlemont Landscaping Project in the amount of \$174,445.00.

**Resource Code - 2122-301**

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

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



**09-2785**

**Project Budget, Key Code and Project Number - Stonehurst  
Child Development Center (CDC) Replacement Project**

**OE-10**

Approval by the Board of Education of Resolution 0910-0019 - Authorizing and approving the New Project Budget, Key Code and Project Number for Stonehurst Child Development Center (CDC) Project in the amount of \$3,963,824.00.

**Resource Code - 2122-155**

**Funding Source: General Obligation Bond-Measure B****Attachments:** [Document\(s\)](#)**09-2786****Project Budget, Key Code and Project Number - Laurel  
Child Development Center (CDC) Replacement Project****OE-10**

Approval by the Board of Education of Resolution 0910-0017 - Authorizing and approving the New Project Budget, Key Code and Project Number for Laurel Child Development Center (CDC) Project in the amount of \$3,889,800.00.

**Resource Code - 2122-820****Funding Source: General Obligation Bond-Measure B****Attachments:** [Document\(s\)](#)**09-2788****Project Budget, Key Code and Project Number - Hintil  
Child Development Center (CDC) Replacement Project****OE-10**

Approval by the Board of Education of Resolution 0910-0015 - Authorizing and approving the New Project Budget, Key Code and Project Number for Hintil Child Development Center (CDC) Project in the amount of \$3,275,200.00.

**Resource Code - 2122-840****Funding Source: General Obligation Bond-Measure B****Attachments:** [Document\(s\)](#)**09-2791****Project Budget, Key Code and Project Number - Arroyo  
Viejo Child Development Center (CDC) Replacement  
Project****OE-10**

Approval by the Board of Education of Resolution 0910-0013 - Authorizing and approving the New Project Budget, Key Code and Project Number for Arroyo Viejo Child Development Center (CDC) Project in the amount of \$3,064,500.00.

**Resource Code - 2122-802****Funding Source: General Obligation Bond-Measure B****Attachments:** [Document\(s\)](#)**09-2793****Amendment No. 1 - Ken DeCarlo (KDI) Inspection -  
Crocker Highlands Retaining Wall Project****OE-10**

Approval by the Board of Education of Amendment No. 1 to Professional Services Agreement between District and Ken DeCarlo (KDI) Inspection, Oakland, CA, for the latter to provide additional Division of State Architect (DSA) inspection for the work performed by contractor on the retaining wall in conjunction with the Crocker Highlands Retaining Wall Project in an additional amount not to exceed \$2,500.00, increasing the Agreement from \$10,000.00 to a not-to-exceed amount of \$12,500.00. All other terms and conditions of the Agreement remain in full force and effect.

**Resource Code - 1414-111**

**Funding Source: Deferred Maintenance**

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



**09-2794**

**Amendment No. 1 - RMT Landscape Contractors, Inc. -  
Chabot Portable Classroom Replacement Project**

**OE-10**

Approval by the Board of Education of Amendment No. 1 to Professional Services Agreement between District and RMT Landscape Contractors, Inc., Oakland, CA, for the latter to provide sixty (60) days of maintenance including mowing, fertilizing and over seeding of approximately 40,000 square feet of play field turf next to Chabot, due to an unforeseen conditions, including but not limited to grass damage, vandalism and irrigation malfunctions, in conjunction with the Chabot Portable Classroom Replacement Project in an additional amount not to exceed \$3,062.94, increasing the Agreement from \$13,923.64 to a not-to-exceed amount of \$16,986.58, and extending the contract end date from July 1, 2009 to November 30, 2009. 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\(s\)](#)



**09-2797**

**Professional Services Agreement - Jerry Henry - Elevator,  
Escalator and Subway Consultant - District-wide Project**

**OE-10**

Approval by the Board of Education of Professional Services Agreement between District and Jerry Henry - Elevator, Escalator and Subway Consultant, Plano, TX, for the latter to review status of elevators and what is required to have them repaired and to provide a punch-list after work is completed with written reports after each phase, in conjunction with the District-wide Elevator Repair Project for the period commencing October 15, 2009 and concluding no later than October 15, 2010 in an amount not to exceed \$85,000.00.

**Resource Code - 2525-918**

**Funding Source: Developer Fees**

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



[09-2799](#)

**Professional Services Agreement - KEMA Services, Inc. -  
Downtown Education Complex Project**

**OE-10**

Approval by the Board of Education of Professional Services Agreement between District and KEMA Services, Inc., Oakland, CA, for the latter to assist the District with enhanced building commissioning in providing quality assurance through the design and construction process to ensure that new building performance meet owner's expectations including MEP design for compliant with CHPS guidelines, in conjunction with the Downtown Education Complex Project for the period commencing October 15, 2009 and concluding no later than December 31, 2011 in an amount not to exceed \$87,000.00.

**Resource Code - 2525-121**

**Funding Source: Developer Fees**

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

[09-2800](#)

**Professional Services Agreement - KEMA Services, Inc. -  
Highland New Classroom Building Project**

**OE-10**

Approval by the Board of Education of Professional Services Agreement between District and KEMA Services, Inc., Oakland, CA, for the latter to provide commissioning services including review of the design intent documentation, review of the design teams Basis of Design, development of the commissioning plans, review of the Design Development and Construction Documents and performance of other duties specified in the Scope of Work, incorporated herein by reference as though fully set forth, in conjunction with the Highland New Classroom Building Project for the period commencing October 15, 2009 and concluding no later than December 31, 2011 in an amount not to exceed \$51,321.00.

**Resource Code - 2122-126**

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

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

[09-2802](#)

**Professional Services Agreement - Testing Engineers -  
Lowell Walkway Roofing Project**

**OE-10**

Approval by the Board of Education of Professional Services Agreement between District and Testing Engineers, San Leandro, CA, for the latter to provide inspection services for required testing and inspection items given in the approved plans, specifications, California Code of Regulations Title 24 Parts, I and II and the approved Structural Tests and Inspection Sheet in conjunction with the Lowell Walkway Roofing Project for the period commencing October 15, 2009 and concluding no later than December 31, 2009 in an amount not to exceed \$7,400.00.

**Resource Code - 1414-209**

**Funding Source: Deferred Maintenance**

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



**09-2806**

**Request for Proposal - Procurement of Technological Supplies and Services**

**OE-10**

Approval by the Board of Education of Resolution No. 0910-0091 - Authorizing and Approving procurement of Technological Supplies and Services through competitive negotiations by way of a Request for Proposal process in accordance with Public Contract Code Section 20118.2, as specified in said Resolution.

**Resource Code -**

**Funding Source:**

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



**09-2808**

**Procurement of Public Works, Materials, Supplies - Uniform Public Construction Cost Accounting Act**

**OE-10**

Approval by the Board of Education of Resolution No. 0910-0090 - Procurement of District Public Works, Materials, Supplies Subject to Uniform Public Construction Cost Accounting Act.

**Resource Code -**

**Funding Source:**

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



**09-2811**

**Professional Services Agreement - ACC Environmental Consultants - Highland New Classroom Building Project**

**OE-10**

Approval by the Board of Education of Professional Services Agreement between District and ACC Environmental Consultants, Oakland, CA, for the latter to provide environmental consulting services including a shallow soil characterization report which will be prepared based on the results of six boring on the site and various other items described herein in conjunction with the Highland New Classroom Building Project for the period commencing October 15, 2009 and concluding no later than December 31, 2011 in an amount not to exceed \$9,861.00.

**Resource Code - 2122-126**

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

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



**09-2812**

**Professional Services Agreement - Jensen Van Lienden -  
Highland New Classroom Building Project**

**OE-10**

Approval by the Board of Education of Professional Services Agreement between District and Jensen Van Lienden, Berkeley, CA, for the latter to perform geologic hazards study, conforming to the requirements of Division of State Architect (DSA) and California Geologic Survey (CGS) and various other items described herein in conjunction with the Highland New Classroom Building Project for the period commencing October 15, 2009 and concluding no later than December 31, 2010 in an amount not to exceed \$3,500.00.

**Resource Code - 2122-126**

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

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



**09-2813**

**Amendment No. 2 - Mobile Modular - Lincoln New  
Classroom Building Project**

**OE-10**

Approval by the Board of Education of Amendment No. 2 to Professional Services Agreement between District and Mobile Modular, Livemore, CA, for the latter to provide twelve (12) security screens with a quick release to six classrooms, and eight security bars on each entry door of all classrooms in conjunction with the Lincoln New Classroom Building Project in an additional amount not to exceed \$6,518.00, increasing the Agreement from \$148,584.43 to a not-to-exceed amount of \$155,066.43. All other terms and conditions of the Agreement remain in full force and effect.

**Resource Code - 2122-133**

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

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

**09-2814****Amendment No. 2 - HY Architects - Urban Promis  
Multi-Purpose Building Project****OE-10**

Approval by the Board of Education of Amendment No. 2 to Professional Services Agreement between District and HY Architects, Oakland, CA, providing additional fees to latter to pay fees for EBMUD and PG&E Services including additional surveying and mapping services in conjunction with the Urban Promise Multi-Purpose Building Project in an additional amount not to exceed \$80,631.15, increasing the Agreement from \$736,918.00 to a not-to-exceed amount of \$817,549.15, and extending the contract end date from November 17, 2009 to November 17, 2010. All other terms and conditions of the Agreement remain in full force and effect.

**Resource Code - 2122-236****Funding Source: General Obligation Bond-Measure B****Attachments:** [Document\(s\)](#)**09-2815****Amendment No. 2 - Baseline Engineering - Sequoia  
Elementary School Paving Replacement Project****OE-10**

Approval by the Board of Education of Amendment No. 2 to Professional Services Agreement between District and Baseline Engineering, Alameda, CA, for the latter to conduct site review of areas with soft soils identified by the inspector and soils engineer and various other items described herein in conjunction with the Sequoia Elementary School Paving Replacement Project in an additional amount not to exceed \$4,665.00, increasing the Agreement from \$39,600.00 to a not-to-exceed amount of \$44,265.00. All other terms and conditions of the Agreement remain in full force and effect.

**Resource Code - 1414-151****Funding Source: Deferred Maintenance****Attachments:** [Document\(s\)](#)**09-2816****Amendment No. 1 - KCP & Associates - Downtown  
Education Complex Project****OE-10**

Approval by the Board of Education of Amendment No. 1 to Professional Services Agreement between District and KCP & Associates, Oakland, CA, for the latter to provide additional surveying to include topography, specifically items west of the center line of E. 10th Street, preparation of ALTA survey and block merger in conjunction with the Downtown Education Complex Project in an additional amount not to exceed \$15,440.00, increasing the Agreement from \$34,600.00 to a not-to-exceed amount of \$50,040.00, and extending the end date from June 13, 2009 to December 31, 2009. All other terms and conditions of the Agreement remain in full force and effect.

**Resource Code - 2525-121**

**Funding Source: Developer Fees**

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

**F. Unfinished Business**

*None*

**G. New Business**

*None*

**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 not on the current agenda that is within the subject matter jurisdiction of the Committee. The time allocated for this item is not to exceed one hour.*

**I. Introduction of New Legislative Matter**

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

**J. Adjournment**