

# Oakland Unified School District

Board of Education  
Paul Robeson Building  
1025 2nd Avenue, Suite 320  
Oakland, CA 94606-2212  
(510) 879-8199 Voice  
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## **Minutes (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

*Chairperson Christopher Dobbins called the meeting to order at 5:10 P.M.*

## B. Roll Call

**Roll Call:** Present: Christopher Dobbins and Jody London

Absent: Noel Gallo

## C. Modification(s) To Agenda

*None.*

## 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](#)

*Director London said on page 16 the last statement is not reflective of what my intent was. She would like to amend the minutes to read: Director London said OE-10 should be updated within in the next month and the updates included in the Superintendent's evaluation. Chairperson Dobbins asked Mr. Rakestraw was that appropriate. Mr. Rakestraw said there is a conflict, regardless what the intent may have been. Chairperson Dobbins asked General Counsel Jacqueline Minor to respond. General Counsel Jacqueline Minor said she feels at a disadvantage not having listened to the audio tape and she did not have a personal recollection. She said her recollection was there was fairly extensive discussion about this at the Board Meeting including the conversation about whether after you did the amendments to the OE those changes could be reflected in the Superintendent's contract. She said the question was asked of her and she responded affirmatively provided the Superintendent agreed and I believe that the Superintendent did agree. She said even after the last Facilities Committee meeting and at the Full Board Meeting there was discussion about this particular OE. Director London said I am sorry if the tape did not for whatever reason did not reflect what I said I am of the strong recollection that in the course of several meetings we discussed the fact that we would like to amend OE-10 to reflect some policies that aren't currently reflected in it and I would like the minutes to be accurate to the intent of the discussions that we have now had for several months. Director London said I don't know how you all want resolve it. Chairperson Dobbins said Mr. Rakestraw procedurally it's not going to pass, she is not going to approve we not going to have a vote to approve the minutes as written. Chairperson Dobbins asked Mr. Rakestraw Is it possible to table this item. Mr. Rakestraw said "Yes," you can table it; we will try to figure it out. Mr. Rakestraw said I cannot substitute factually what was*

*stated on the tape. He said I do understand the underlying desire of the Director to have OE-10 amended but we have the desire and the intent and what was actually factually stated at a meeting which is the official record. Director London said there was one more change that needs to occur under Introduction of New Legislative Matter, Item 2 the word energy should be substituted for emergency. She said she believes that is a non substantive change that could be implemented right away. Chairperson Dobbins said part of procedures is Mr. Rakestraw we can this come back at the next Committee Meeting with those two changes; re-listen to the tape and re-spelling of emergency.*

**Tabled to a Date Certain**

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

*Director London said she had an opportunity to get answers to most of her substantive questions that relate to consent items and have not yet seen the updated spread sheet for the Measure "B" Expenditure List; I thought that might be coming. Chairperson Dobbins asked is it on the Consent Agenda. Director London asked is it in the back. Mr. White said it is not on the Consent Agenda but it is an item we have brought along. Director London said for the future it's helpful for me if we can post it in advance of the meeting because it affects the Consent Agenda, the majority of items on Consent are being funded through Measure "B". She said maybe it just my lack of familiarity with the lingo that we use, but in some instances I believe we are either increasing the draw on the Measure "B" allocation or decreasing it and it would useful for me to see where that's happening before I vote. In some cases I think we are just going ahead and saying we have already approved this and now we are going to determine who's going to spend the money. I don't know if there is anything we can do as we write up the blurbs within the Facilities Department, be more reflective. This does not reflect the allocation or this does decreases/increases allocation by "X" dollars or something. She said I am just trying to keep a running total in my head. Chairperson Dobbins interrupted and asked Mr. White hearing her concerns and I share the same concerns, how we would best facilitate. Mr. White said we do try to use some language that is descriptive in terms of its impact on the Measure "B" Expenditures and Pre-Encumbrances. He said typically if there is a project budget approval it's associated with a Measure "B" allocation, a project budget increase associated with Measure "B" allocations, or any explicit contract, those expenditures are against previously approved items. There is a layer of approvals that we go through here legislatively and it is designed so we don't have any expenditure against a project that was not formally approved by the Board. Whenever we do see something associated with the contract, that contract is associated with a project that has previously come to this Committee and to the Board. Mr. White said he would take the responsibility and maybe we can have like a parking lot; maybe once a month bring an item just to update the Expenditure Report. Director London said that would be great. She said part of the reason is that I don't how many people who aren't on this Committee actually read these agendas, but if you're just somebody who happens to be picking up this agenda maybe, you're on-line and you are looking at it, it looks like if you don't know everything we just talked about. We're allocating hundreds of millions of dollars, tens of millions of dollars here. If we can have a little more clarity in the descriptions that would help the public understand what we are doing. Director London said she could talk to Mr. White off-line about language she think would help in the blurbs, but it I don't think it has to be a big deal. Chairperson Dobbins said procedurally he did not think the Parking Lot would not be a part of the*

Consent Report but he did share Director London's concern, you can't really vote on the Consent Report without seeing where we are drawing the money from and how much money is left. Mr. White asked Mr. Rakestraw for some advice in terms of where that type of report would sit legislatively. Mr. Rakestraw said we can create a standing item and we will carry repeatedly under Unfinished Business. Chairperson Dobbins said we can do Unfinished Business first before Consent. General Counsel Jacqueline Minor said one possibility is you create an item that's called Report from the Assistant Superintendent for Facilities and that would be a way to use Mr. White's term Parking Lot to the Committee's on-going items that the Committee has asked for assistance with. Mr. White said he liked the idea and thanked Ms. Minor for the suggestion.

Chairperson Dobbins said we are spending \$24,000 at Cole for some updates for PA and clock system. He said there is nothing currently happening at Cole and what was the purpose of the updates. Mr. White said those were housekeeping items. He said the actual system was just completed. We just wanted to make sure that we did some housekeeping to make sure legislative record was clear. Mr. White noted Cole is closing down but all at the schools in West Oakland we did have a huge concern about and those went through the Measure "B" Committee when Director London sat on the Committee. He said there was a lot of concerns about schools in West Oakland, about safety and communication and many of the school in that area didn't have sufficient communication devices including intercoms, clocks, and bells. Chairperson Dobbins said ok to Mr. White's explanation. Mr. White said this is one of the things Director Hodge has been on us about in West Oakland and she has mentioned in her Director's report during the Board meeting is what happens to these types of facilities is they are vacated. He said in the event you do have additional facilities that find themselves in that same type of situation, what are planned for those? He said those are discussion that ultimately will find themselves on the legislative calendar and now I know the Superintendent has got his hands on. Director London asked wasn't this something that should also be addressed in the asset management plan which is supposed to come back to us in December, right. Mr. White said it is being looked at in the asset management plan. He said the asset management plan will look at some of the highest and best use disposition for properties. He said we have looked at many different functions associated with asset management and I think the discussion has migrated far from where it initially started at when Director Kakishiba originally mentioned it associated with the sale of the downtown properties saying if we were actually interested and find the best property to sell for the highest and best use generating the most income, why are fixated on the downtown and we should actually a massive analysis of all of our properties in association with the best property to dispose of. He said right now the focus has narrowed some in terms of trying to figure what our real inventory of assets really is. I don't think we will do a cost analysis on each one of the properties given the state of today's economy and the value of properties. Chairperson Dobbins asked Director London if that answered her question and she said "No." Chairperson Dobbins said you have something for New Business and Director London said "Yes." Chairperson asked about the Havenscourt project, the largest project in District 6. He said the principals are real excited about it. Mr. White said he called Mr. Townsend right before the meeting today. He said Mr. Townsend is very excited and concerns about making sure that project moves forward and I think some of his frustrations is that a reflection bandwidth. He said we actually had a broad band but there were so many projects we had in the loop and we had to actually put our proposals. RFP Proposals were actually receive over the summer; we put off the review of those proposals until school opened. We spent the last 30 days reviewing. Chairperson Dobbins thanked Mr. White for all their hard work on the Havenscourt

*project.*

**09-2630****Professional Services Agreement - Simplex Grinnell - Fremont Small Schools Project**

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\(s\)](#)

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

**Votes:** Adv Aye: 0  
Adv Nay: 0  
Adv Abstain: 0  
Aye: 2 - Christopher Dobbins and Jody London  
Nay: 0  
Recused: 0  
Absent: 1 - Noel Gallo  
Preferential Aye: 0  
Preferential Abstention: 0  
Preferential Nay: 0

**09-2631****Professional Services Agreement - Simplex Grinnell - Jefferson Portable Replacement Project**

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\(s\)](#)

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

**Votes:** Adv Aye: 0  
Adv Nay: 0  
Adv Abstain: 0

Aye: 2 - Christopher Dobbins and Jody London

Nay: 0

Recused: 0

Absent: 1 - Noel Gallo

Preferential Aye: 0

Preferential Abstention: 0

Preferential Nay: 0

**09-2632****Professional Services Agreement - Testing Engineers - Urban Promise Multi-Purpose Room Project**

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\(s\)](#)

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

**Votes:** Adv Aye: 0

Adv Nay: 0

Adv Abstain: 0

Aye: 2 - Christopher Dobbins and Jody London

Nay: 0

Recused: 0

Absent: 1 - Noel Gallo

Preferential Aye: 0

Preferential Abstention: 0

Preferential Nay: 0

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

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\(s\)](#)

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

**Votes:** Adv Aye: 0  
Adv Nay: 0  
Adv Abstain: 0  
Aye: 2 - Christopher Dobbins and Jody London  
Nay: 0  
Recused: 0  
Absent: 1 - Noel Gallo  
Preferential Aye: 0  
Preferential Abstention: 0  
Preferential Nay: 0

**09-2635****Award of Bid and Construction Contract - American Technologies - Sobrante Park Elementary School Project**

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\(s\)](#)

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

**Votes:** Adv Aye: 0  
Adv Nay: 0  
Adv Abstain: 0  
Aye: 2 - Christopher Dobbins and Jody London  
Nay: 0  
Recused: 0  
Absent: 1 - Noel Gallo  
Preferential Aye: 0  
Preferential Abstention: 0  
Preferential Nay: 0

**09-2777****Project Budget, Key Code and Project Number - McClymonds High School Intercom / PA / Clock / Telephone Project**

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\(s\)](#)

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

**Votes:** Adv Aye: 0  
Adv Nay: 0  
Adv Abstain: 0  
Aye: 2 - Christopher Dobbins and Jody London  
Nay: 0  
Recused: 0  
Absent: 1 - Noel Gallo  
Preferential Aye: 0  
Preferential Abstention: 0  
Preferential Nay: 0



**09-2778**

**Project Budget, Key Code and Project Number - Cole Middle School Intercom / PA / Clock / Telephone Project**

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\(s\)](#)

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

**Votes:** Adv Aye: 0  
Adv Nay: 0  
Adv Abstain: 0  
Aye: 2 - Christopher Dobbins and Jody London  
Nay: 0  
Recused: 0  
Absent: 1 - Noel Gallo  
Preferential Aye: 0  
Preferential Abstention: 0  
Preferential Nay: 0



**09-2779**

**Project Budget, Key Code and Project Number - Far West High School Intercom / PA / Clock / Telephone Project**

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\(s\)](#)**This Matter was Recommended Favorably on the Consent Agenda.**

**Votes:** Adv Aye: 0  
Adv Nay: 0  
Adv Abstain: 0  
Aye: 2 - Christopher Dobbins and Jody London  
Nay: 0  
Recused: 0  
Absent: 1 - Noel Gallo  
Preferential Aye: 0  
Preferential Abstention: 0  
Preferential Nay: 0

**09-2780****Project Budget, Key Code and Project Number - Lafayette Elementary School Intercom / PA / Clock / Telephone Project**

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\(s\)](#)**This Matter was Recommended Favorably on the Consent Agenda.**

**Votes:** Adv Aye: 0  
Adv Nay: 0  
Adv Abstain: 0  
Aye: 2 - Christopher Dobbins and Jody London  
Nay: 0  
Recused: 0  
Absent: 1 - Noel Gallo  
Preferential Aye: 0  
Preferential Abstention: 0  
Preferential Nay: 0

**09-2782****Change of Funding Source - McClymonds Football Field Turf Replacement Project**

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\(s\)](#)**This Matter was Recommended Favorably on the Consent Agenda.**

**Votes:** Adv Aye: 0  
Adv Nay: 0  
Adv Abstain: 0  
Aye: 2 - Christopher Dobbins and Jody London  
Nay: 0  
Recused: 0  
Absent: 1 - Noel Gallo  
Preferential Aye: 0  
Preferential Abstention: 0  
Preferential Nay: 0

**09-2783****Project Budget, Key Code and Project Number - Havenscourt Middle School  
New Classroom Building and Cafeteria Project**

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\(s\)](#)**This Matter was Recommended Favorably on the Consent Agenda.**

**Votes:** Adv Aye: 0  
Adv Nay: 0  
Adv Abstain: 0  
Aye: 2 - Christopher Dobbins and Jody London  
Nay: 0  
Recused: 0  
Absent: 1 - Noel Gallo  
Preferential Aye: 0  
Preferential Abstention: 0  
Preferential Nay: 0

**09-2784****Repeal of New Project Budget, Key Code and Project Name and Scope of Work  
- Castlemont Landscaping Project**

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\(s\)](#)

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

**Votes:** Adv Aye: 0  
Adv Nay: 0  
Adv Abstain: 0  
Aye: 2 - Christopher Dobbins and Jody London  
Nay: 0  
Recused: 0  
Absent: 1 - Noel Gallo  
Preferential Aye: 0  
Preferential Abstention: 0  
Preferential Nay: 0



**09-2785**

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

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\(s\)](#)

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

**Votes:** Adv Aye: 0  
Adv Nay: 0  
Adv Abstain: 0  
Aye: 2 - Christopher Dobbins and Jody London  
Nay: 0  
Recused: 0  
Absent: 1 - Noel Gallo  
Preferential Aye: 0  
Preferential Abstention: 0  
Preferential Nay: 0



**09-2786**

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

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\(s\)](#)

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

**Votes:** Adv Aye: 0  
Adv Nay: 0  
Adv Abstain: 0  
Aye: 2 - Christopher Dobbins and Jody London  
Nay: 0  
Recused: 0  
Absent: 1 - Noel Gallo  
Preferential Aye: 0  
Preferential Abstention: 0  
Preferential Nay: 0

**09-2788****Project Budget, Key Code and Project Number - Hintil Child Development Center (CDC) Replacement Project**

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\(s\)](#)

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

**Votes:** Adv Aye: 0  
Adv Nay: 0  
Adv Abstain: 0  
Aye: 2 - Christopher Dobbins and Jody London  
Nay: 0  
Recused: 0  
Absent: 1 - Noel Gallo  
Preferential Aye: 0  
Preferential Abstention: 0  
Preferential Nay: 0

**09-2791****Project Budget, Key Code and Project Number - Arroyo Viejo Child Development Center (CDC) Replacement Project**

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\(s\)](#)

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

**Votes:** Adv Aye: 0  
Adv Nay: 0  
Adv Abstain: 0

Aye: 2 - Christopher Dobbins and Jody London

Nay: 0

Recused: 0

Absent: 1 - Noel Gallo

Preferential Aye: 0

Preferential Abstention: 0

Preferential Nay: 0

**09-2793****Amendment No. 1 - Ken DeCarlo (KDI) Inspection - Crocker Highlands Retaining Wall Project**

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\(s\)](#)

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

**Votes:** Adv Aye: 0

Adv Nay: 0

Adv Abstain: 0

Aye: 2 - Christopher Dobbins and Jody London

Nay: 0

Recused: 0

Absent: 1 - Noel Gallo

Preferential Aye: 0

Preferential Abstention: 0

Preferential Nay: 0

**09-2794****Amendment No. 1 - RMT Landscape Contractors, Inc. - Chabot Portable Classroom Replacement Project**

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\(s\)](#)**This Matter was Recommended Favorably on the Consent Agenda.**

**Votes:** Adv Aye: 0  
Adv Nay: 0  
Adv Abstain: 0  
Aye: 2 - Christopher Dobbins and Jody London  
Nay: 0  
Recused: 0  
Absent: 1 - Noel Gallo  
Preferential Aye: 0  
Preferential Abstention: 0  
Preferential Nay: 0

**09-2797****Professional Services Agreement - Jerry Henry - Elevator, Escalator and Subway Consultant - District-wide Project**

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\(s\)](#)**This Matter was Recommended Favorably on the Consent Agenda.**

**Votes:** Adv Aye: 0  
Adv Nay: 0  
Adv Abstain: 0  
Aye: 2 - Christopher Dobbins and Jody London  
Nay: 0  
Recused: 0  
Absent: 1 - Noel Gallo  
Preferential Aye: 0  
Preferential Abstention: 0  
Preferential Nay: 0

**09-2799****Professional Services Agreement - KEMA Services, Inc. - Downtown Education Complex Project**

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\(s\)](#)

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

**Votes:** Adv Aye: 0  
Adv Nay: 0  
Adv Abstain: 0  
Aye: 2 - Christopher Dobbins and Jody London  
Nay: 0  
Recused: 0  
Absent: 1 - Noel Gallo  
Preferential Aye: 0  
Preferential Abstention: 0  
Preferential Nay: 0



**09-2800**

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

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\(s\)](#)

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

**Votes:** Adv Aye: 0  
Adv Nay: 0  
Adv Abstain: 0  
Aye: 2 - Christopher Dobbins and Jody London  
Nay: 0  
Recused: 0  
Absent: 1 - Noel Gallo  
Preferential Aye: 0

Preferential Abstention: 0

Preferential Nay: 0

**09-2802****Professional Services Agreement - Testing Engineers - Lowell Walkway Roofing Project**

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\(s\)](#)

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

**Votes:** Adv Aye: 0

Adv Nay: 0

Adv Abstain: 0

Aye: 2 - Christopher Dobbins and Jody London

Nay: 0

Recused: 0

Absent: 1 - Noel Gallo

Preferential Aye: 0

Preferential Abstention: 0

Preferential Nay: 0

**09-2806****Request for Proposal - Procurement of Technological Supplies and Services**

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\(s\)](#)

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

**Votes:** Adv Aye: 0

Adv Nay: 0

Adv Abstain: 0

Aye: 2 - Christopher Dobbins and Jody London

Nay: 0

Recused: 0

Absent: 1 - Noel Gallo



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

**09-2808****Procurement of Public Works, Materials, Supplies - Uniform Public Construction Cost Accounting Act**

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\(s\)](#)

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

**Votes:** Adv Aye: 0  
Adv Nay: 0  
Adv Abstain: 0  
Aye: 2 - Christopher Dobbins and Jody London  
Nay: 0  
Recused: 0  
Absent: 1 - Noel Gallo  
Preferential Aye: 0  
Preferential Abstention: 0  
Preferential Nay: 0

**09-2811****Professional Services Agreement - ACC Environmental Consultants - Highland New Classroom Building Project**

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\(s\)](#)

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

**Votes:** Adv Aye: 0  
Adv Nay: 0  
Adv Abstain: 0  
Aye: 2 - Christopher Dobbins and Jody London  
Nay: 0  
Recused: 0

Absent: 1 - Noel Gallo  
Preferential Aye: 0  
Preferential Abstention: 0  
Preferential Nay: 0

**09-2812****Professional Services Agreement - Jensen Van Lienden - Highland New Classroom Building Project**

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\(s\)](#)

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

**Votes:** Adv Aye: 0  
Adv Nay: 0  
Adv Abstain: 0  
Aye: 2 - Christopher Dobbins and Jody London  
Nay: 0  
Recused: 0  
Absent: 1 - Noel Gallo  
Preferential Aye: 0  
Preferential Abstention: 0  
Preferential Nay: 0

**09-2813****Amendment No. 2 - Mobile Modular - Lincoln New Classroom Building Project**

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\(s\)](#)

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

**Votes:** Adv Aye: 0  
Adv Nay: 0  
Adv Abstain: 0

Aye: 2 - Christopher Dobbins and Jody London

Nay: 0

Recused: 0

Absent: 1 - Noel Gallo

Preferential Aye: 0

Preferential Abstention: 0

Preferential Nay: 0

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

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\(s\)](#)

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

**Votes:** Adv Aye: 0

Adv Nay: 0

Adv Abstain: 0

Aye: 2 - Christopher Dobbins and Jody London

Nay: 0

Recused: 0

Absent: 1 - Noel Gallo

Preferential Aye: 0

Preferential Abstention: 0

Preferential Nay: 0

**09-2815****Amendment No. 2 - Baseline Engineering - Sequoia Elementary School Paving Replacement Project**

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\(s\)](#)

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

**Votes:** Adv Aye: 0  
Adv Nay: 0  
Adv Abstain: 0  
Aye: 2 - Christopher Dobbins and Jody London  
Nay: 0  
Recused: 0  
Absent: 1 - Noel Gallo  
Preferential Aye: 0  
Preferential Abstention: 0  
Preferential Nay: 0



**09-2816**

**Amendment No. 1 - KCP & Associates - Downtown Education Complex Project**

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\(s\)](#)

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

**Votes:** Adv Aye: 0  
Adv Nay: 0  
Adv Abstain: 0  
Aye: 2 - Christopher Dobbins and Jody London  
Nay: 0  
Recused: 0  
Absent: 1 - Noel Gallo  
Preferential Aye: 0  
Preferential Abstention: 0  
Preferential Nay: 0

**Passed The Committee General Consent Report**

**A motion was made by Jody London, seconded by Christopher Dobbins, 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: 2 - Christopher Dobbins and Jody London  
Nay: 0  
Recused: 0  
Absent: 1 - Noel Gallo  
Preferential Aye: 0  
Preferential Abstention: 0  
Preferential Nay: 0

## **F. Unfinished Business**

*None.*

## **G. New Business**

*None.*

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

*There were no speaker cards submitted.*

## **I. Introduction of New Legislative Matter**

*Director London said she would like to once again request the following at our meeting on the 20th:*

*1. Update OE-10 to reflect the District's Energy and Water Conservation Policy and the District's Green Building Policy.*

*2. Director London said there was another item that I had suggested we discuss and I am not sure and I think I need to talk to off-line to Mr. White and possibly some others when we want to do it, but there is a very large opportunity to go after some energy efficiency funds from the U.S. Department of Energy under the Stimulus Package. She said we would need to do that in conjunction with the City. I wanted us to have the opportunity to discuss it within the Facilities Committee so that we can be thinking broadly about how we might approach it. It also intersects a little bit with the Intergovernmental Relations Committee. Director London said to Mr. White its work you and I may be able to do off-line and come to the Committee with.*

*3. We had asked several weeks ago for reports back on development of a garden policy that the Facilities would be developing in conjunction, hopefully with the Garden Council which is a group of folks who work on school gardens throughout the District. From having been at the Rickey Henderson Field on Saturday, we need to work on Phase II and*

*Councilwoman Brunner's office informed me today that the deadline for those applications will be in March. But I think because we want to put together a community coalition, we should really be working on it now. Chairperson Dobbins said he would like to have a meeting at Tech and invite Councilmember Brunner at a Facilities Committee Meeting just on that specific item. He said we could call a Special Meeting. Director London said we should actually hold the meeting at International High School, that's where the site is located.*

*4. Director London said there were two other items. She said she had been looking at the budget documents that the Superintendent has been producing and one of the areas identified as saving \$500,000 for us this year is reduced energy costs. I was hoping we could invite Mr. White and his staff to give up an update on a briefing how they intend to go about achieving those savings; there are four areas I would look as potential cost saving centers. The energy, electricity, natural gas, water and garbage and recycling. Is that is something you would be available to do Mr. White. Mr. White said certainly.*

*5. A housekeeping matter. The Measure "B" Committee has resumed its monthly tours of sites and I am wondering if Mr. Rakestraw or Ms. Floyd could make sure members of the Facilities Committee are notified of the tours so that we can potentially joint because they are really informative. Mr. Rakestraw said sure.*

*Mr. White noted the Garden Policy and Prop 84 those are prepared and will come the next Committee Meeting. He said I think we had scheduled it 6 weeks out so those are planned to come before you at the next meeting. He said we actually have drafts here tonight and also drafts of the OE-10 update and my question about the OE-10 update; my recollection was similar to Councils in terms of there being a broad discussion at the Board Meeting at Skyline. He said he thought when the Board convened in Closed Session and had this broader discussion something was going to come out from there. Chairperson Dobbins said it is now upon us to do it. Chairperson Dobbins said can we push that out one month. Mr. White said tomorrow is the deadline for anything that comes to this Committee on the 20th. Mr. Rakestraw said I will give you a one or two day leeway. He said whatever the deadline is I will give you a one or two days leeway which means by the close of business on Friday you need to have whatever it is you need to have to me. Director London said for the Garden Policy and the Phase II discussion I will probably personally invite some folks who will be very interested in that. Mr. White said if we are presenting that out to you, and submitting to the Board Office by end of the week we haven't actually gotten all the input we would like to have from the Garden Council. What will be coming to you will be a draft. Director London said maybe Mr. Rakestraw can work with us on this; maybe the reading on the October 20th can be a first reading; you can let them know when you send it them in the next couple days that's there's going to be a first reading on the 20th; kind of our intent is to work on this with them at Facilities, take something to the Board, I think the food policy people will be interested in this as well. I want to make sure we get some broad input on in as we go forward. Mr. Rakestraw said we will schedule as many readings as this Committee desires.*

## **J. Adjournment**

*Chairperson Dobbins adjourned the meeting at 5:31 P.M.*

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

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