

Oakland Unified School District

Board of Education
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Meeting Minutes Long - Final

Tuesday, October 29, 2024

6:30 PM

Special Meeting

**Committee Room, KDOL TV Studio, B-237, Met West High School Entrance, 314
East 10th Street, Oakland, CA 94606-2291, Internet - Zoom & Granicus;
Broadcasted - KDOL-TV (Comcast Channel 27 and AT&T Channel 99)**

Measures B, J, and Y Independent Citizens' School Facilities

Bond Oversight Committee

***Chairperson: Andrew Butler, Vice Chairperson: Alexandra Park, Secretary: Viola
Gonzales***

***Members: Andrea Dawson, Sarah Price, John Jones III, Angela Darby, Anana Clark,
(Vacancy)***

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អ្នកណាដែលត្រូវការសេវាបកប្រែភាសាដោយផ្ទាល់មាត់ ឬជាលាយលក្ខណ៍អក្សរ ឬត្រូវការការជួយសម្រេចសម្រួលយ៉ាងសមរម្យ មួយ ដើម្បីចូលរួមក្នុងកិច្ចប្រជុំសាធារណៈ ត្រូវផ្តល់ដំណឹងទៅកាន់ទីការិយាល័យនៃក្រុមប្រឹក្សាអប់រំ ឱ្យបានចិតសិចពី (72) ម៉ោង មុនកិច្ចប្រជុំ តាមរយៈទូរស័ព្ទលេខ (510) 879-8199 ឬតាមរយៈអ៊ីមែល boe@ousd.org ឬទូរស័ព្ទ eTTY/TDD លេខ (510) 879-2300 ឬទូរសារលេខ (510) 879-2299។

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Sign In to Speak, on an eligible Agenda Item, as a matter of equity, is first registered, first called, in order of Registration whether participation is in person or virtually, e.g. Zoom, or by audio, e.g., telephone.

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Early pre-meeting Sign In To Speak (Registration) is urged for all - whether you plan to attend meeting in person or view meeting via teleconference or listen to the meeting by telephone. Names will be called in Sign In To Speak order received.

NOTICE - MEDIA/MEMBERS OF THE PUBLIC MAY ATTEND AND PARTICIPATE IN-PERSON OR VIRTUALLY

Members of the media and the public may attend and participate in the Committee meeting in-person in the Committee Room, KDOL TV Studio, B-237, Met West High School Entrance, 314 East 10th Street, Oakland, CA 94606-2291 or virtually as described herein.

The following information is for those members of the media and public interested in viewing or listening to the Committee meeting virtually.

- *Zoom: To view by Zoom, please click <https://ousd.zoom.us/j/81051405220> on or after the Noticed meeting time. Instructions on how to join a meeting by video conference are available at: <https://support.zoom.us/hc/en-us/articles/201362193-Joining-a-Meeting>.*
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- *To view the Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee meeting from the District's Home Page - Upcoming Events & Live Meeting Video, please select the meeting name and click on the "In Progress" link under Video or go to the Legislative Information Center (under Board of Education on Home Page)>Calendar Tab>Calendar>Today>Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee>"In Progress" link under Video.*

Public comment in-person is permitted within the times allotted for public comment on the Agenda. Virtual comment will also be permitted within the times allotted for public comment on the Agenda in the following two ways:

NOTICE - MEDIA/MEMBERS OF THE PUBLIC MAY ATTEND AND PARTICIPATE IN-PERSON OR VIRTUALLY (CONTINUED)

- To comment virtually by Zoom, if you have made a pre-meeting Request to Speak, when your name is called, click the "Raise Your Hand" button. You will be unmuted and allowed to make public comment. After the allotted time, you will then be re-muted. Instructions on how to "Raise Your Hand" is available at:

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- If before Sunday, click Calendar Tab>Next Week>Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee>eComment
- If Sunday or thereafter up thru day before Meeting, click Calendar Tab>This Week>Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee>eComment
- If day of Meeting, click Calendar Tab>Today>Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee>eComment

Or by clicking the "eComment" in bold link on the cover page of this Agenda.

Written comments made on an eligible Agenda item, upon clicking of the Submit Button, are immediately sent via email to all members of the legislative body and key staff supporting the legislative body. Each eComment is a Public Record.

MEETING PROCEDURES

All Committee meetings shall begin on time and shall be guided by an Agenda prepared in accordance with Board Bylaws and posted and distributed in accordance with the Ralph M. Brown Act (open meeting requirements) and other applicable laws.

A. Call to Order

Chairperson Andrew Butler called the October 29, 2024, B, J, and Y Independent Citizens' School Facilities Bond Oversight (BJY) Committee at 6:37 P.M.

B. Roll Call

- Present** 6 - Member John Jones III
Member Sarah Price
Member Andrea Dawson
Secretary Viola Gonzales
Vice Chairperson Alexandra Park
Chairperson Andrew Butler
- Absent** 3 - Member (Vacancy) (Vacancy)
Member Anana Clark
Member Angela Darby

C. New Business

 C.-1 [24-2698](#)

Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee - Budget to Actual Expenditures and Cash Flow Projections as of June 30, 2024

A Presentation to the Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee, of the Measures B and J Budget to Actual Expenditures and Cash Flow Projections as of June 30, 2024.
(Expenditure Report)

Attachments: [24-2698 Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee - Budget to Actual Expenditures and Cash Flow Projections as of June 30, 2024](#)

Michael Ezeh, Accounting Manager, Facilities Planning and Management, provided a succinct overview of his report, highlighting specific aspects of the reports that he thought were be of importance to the Committee members.

Michael Ezeh first went over the Budget to Actual Expenditure and Cash Flow followed by Projections as of June 30, 2024. These materials were distributed and made available to the public.

Summary of Highlights of the General Obligation Bond Issuance Schedule: Effective June 30, 2024, total available for Measures B, J, & Y is \$282,134,806 and unissued bonds remaining is about \$370 million with \$365 million from Measure Y and a little over \$5 million from Measure B.

The report "Oakland Unified School District's Capital Improvement Program" provided historical expenditure details by site. Details are listed for each Measure by project number, citing projects and sites, approved budget, changes to date and budget to actual balances and other specifics.

He also walked the committee through the expenditures associated with Fund 25, use of developer fees and redevelopment fees, a highly restricted fund of \$21 million and Fund 35, the County School Facilities Fund of \$12 million. Again, these figures are effective June 30, 2024.

He also reviewed a one pager "Project Budget Reconciliation" developed for each current project with Measure Y allocation including:

- Coliseum College Preparatory Academy (CCPA) @Havenscourt
- Claremont Kitchen & Multi-Purpose Room (MPR)
- Cole Administrative Center
- Garfield Elementary School Site Renovation
- Kaiser Elementary School Outdoor Learning
- Laurel Child Development Center (CDC) New Construction
- McClymonds Modification (MOD)
- Melrose Leadership Academy (MLA) at Maxwell Park Living Schoolyard
- MLA at Maxwell Park & Sherman Schematic Design Services
- Roosevelt Middle School MOD

At the end of his presentation, Committee Member Price questioned the unallocated amounts listed in the Measure Y report such as the

- 1) Districtwide \$91 million with no specific projects listed on Measure Y, referring to pages 1-2 of that report*
- 2. Districtwide Health and Safety with \$26 million unallocated and the*
- 3. Bond Program Contingency of \$63 million.*

Several other committee members had similar questions. Preston Thomas, Chief of Systems and Services, indicated that these amounts would be clarified later in his report to the Committee.

Discussion - Member Park, Chairperson Butler

Public Comment - None

Discussed

 C.-2

[24-2330](#)

**Amendment No. 3, Measure Y Spending Plan - October 2024 -
Facilities Planning and Management (First Read)**

Presentation to the Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee, by Chief Systems and Services, or Designee, of the perspective revisions to the Measure Y Spending Plan (First Read) as of October 2024.

Attachments: [24-2330 Presentation - Amendment No. 3, Measure Y Spending Plan - October 2024 - Facilities Planning and Management \(First Read\) \(11/14/2024\)](#)
[24-2330 Memorandum - Amendment No. 3, Measure Y Spending Plan - October 2024 - Facilities Planning and Management \(First Read\) \(11/14/2024\)](#)

Presentation to the Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee, by Chief of Systems and Services, or Designee, of the perspective revisions to the Measure Y Spending Plan as of October 2024.

Preston Thomas, Chief Systems and Services made his presentation using PowerPoint. All the following materials was also made available to the public. From it, he highlighted specific items, explaining that these issues are interrelated but that C.-2 sets the context for all the other items that follow.

Background:

Preston Thomas explained that the spending plan is a dynamic document. He shared an estimated timeline where staff planned to take their recommendations to OUSD School Board to Approve Revision 2 to Measure Y Budget before year-end and with an expectation that there would be subsequent recommendations to the board for Revision three (3) in June of 2025 and Revision four (4) in December of 2025 to align with New Master Plan.

Spending Plan allocates \$735 million over four draws as follows: \$453 million in Major Projects and the balance to district wide investments in 1) facilities & technology; 2) health and safety, 3) energy efficiency and sustainability and 4) bond management.

There are ten vacant properties that OUSD owns. It costs \$40,000 a year to maintain them.

Board Resolution 2021-0168 focuses on the board's intent to fund renovation or demolition and new construction of 1025 Second Avenue that could include alternative education and career technical education programming.

Two of the ten properties based on vandalism and blight will require demolition and that includes the 1025 Second Avenue property for \$13.5 million and Ralph Bunche Academy for about \$2 million.

Staff reviewed the current Major Staff Project Investments with the

Committee.

Staff needs direction on how to shift funding for 1025 Second Avenue into Draw two (2) as the funding is currently prioritized in the Draw four (4) based on cash flow projections for other bond projects and priorities. Preston addressed the complexities of decision making—how investments in energy efficiency impact the general fund—reducing operating costs and how improvements are necessary due to past and current deferred maintenance.

Preston Thomas reviewed options for expediting \$15 million for 1025 Second Avenue into Draw two (2) but none of the options are simple and all have consequences. For example, one option might be to delay Garfield but then you would risk cost escalation—a significant factor. Or you could stop or delay energy efficiency projects but there would be also a cost to stopping them and the related cost savings to the operating costs would also be impacted.

Discussion included questions as to how the New Master Plan might impact options. Staff response is that yes it will and that it needs to be completed.

Will the passage of Prop 2 for California also impact options? Staff response was that Prop 2 if it passes will benefit those projects already sitting in queue at the State office. Often it takes 3-5 years for the state to fully implement. It wouldn't probably help with the decisions in front of us. Staff believe that there may be a faster way to secure additional funds through lead remediation.

A committee member suggested as an example a more nuanced approach, e.g. that Melrose Leadership should move ahead with its classrooms (adding attendance/revenue) but consider delaying some of its modernization.

Discussion - Members Dawson, Jones III, Price, Vice Chairperson Park, Chairperson Butler

Public Comment - Jonathan Mates-Muchin

Discussed

 C.-3

[24-2697](#)

**Report - Planning and Spending Measure B, J, and Y Funding
Projects - Facilities Planning and Management**

Presentation by Chief Systems and Services, or Designee, of a Report to the Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee on the Planning and Spending of Measure B, J, and Y Funded Projects for the Schools named herein below:

- Central Administrative Center at Cole Campus New Construction and Site Improvements,
- Claremont Middle School New Multi-Purpose Building & Kitchen,
- Coliseum College Prep Academy Site Expansion,
- Fremont High School Modernization,
- Garfield Elementary School Modernization,
- Kaiser Early Childhood Learning Center Site Improvements,
- Laurel Child Development Center ("CDC") New Construction,
- McClymonds High School Modernization,
- Melrose Leadership Academy Modernization,
- Roosevelt Middle School Modernization, and
- West Oakland Middle School Window Replacement.

Attachments: [24-2697 Report - Planning and Spending Measure B, J, and Y Funding Projects - Facilities Planning and Management \(1/13/2024\)](#)

A motion was made by Member Price, seconded by Chairperson Butler, that this Report be Postponed to a Date Certain, next regular Committee Meeting. The motion carried by the following vote:

Aye: 6 - Member John Jones III
Member Sarah Price
Member Andrea Dawson
Secretary Viola Gonzales
Vice Chairperson Alexandra Park
Chairperson Andrew Butler

Absent: 2 - Member Anana Clark
Member Angela Darby

Non-voting: 1 - Member (Vacancy) (Vacancy)

 C.-4

[24-1968](#)

Intent to Consider Joint Occupancy Proposals - Former OUSD Administration Buildings - 1025 2nd Avenue - Director Jennifer Brouhard

Sponsors: Brouhard

Attachments: [24-1968 Intent to Consider Joint Occupancy Proposals - Former OUSD Administration Buildings - 1025 2nd Avenue - Director Jennifer Brouhard](#)
[24-1968 Transcription of Granicus Video Recording from 3:27:08 – 3:44:50](#)
[24-1968 BB 9322.1 - Lack of - Fiscal Impact Analysis - Resolution No. 2425-0176](#)

A Discussion by Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee of Resolution No. 2425-0176 - Intent to Consider Joint Occupancy Development Proposals for the Former OUSD Administration Buildings at 1025 Second Avenue.

The proposal was introduced as a new matter to Board of Education on August 14, 2024.

On September 19, 2024, the Facilities Committee favorably recommended it to the Board of Education. On October 9, 2024, the matter failed at the Board of Education meeting due to lack of fiscal analysis.

24-1968 BB 9322.1 - Lack of - Fiscal Impact Analysis - Resolution No. 2425-0176

Board Liaison Valarie Bachelor - District 6 Director clarified that legal counsel advised that the proposal had failed but that the board could take it up again, either providing the fiscal analysis or waiving its requirement.

Community speakers pointed out current dangers to staff and students posed by the abandoned 1025 2nd Avenue property. Others thought that the school district should stick to its knitting, that it needed to remain focused on those things that it can knowledgeably manage and support.

Additional comments – does it make sense to spend \$15 million to simply let a property sit? No one knows if the property at 1025 Second Avenue is best sold or developed without further analysis.

Preston Thomas, Chief Systems and Services, explained that he had attended a study session on asset management and that an Request for Proposal (RFP) had been approved that has DGI -Devine & Gong, real estate experts, evaluate potential uses of the vacant properties and determine where further feasibility studies could help the district manage its assets, understand what other districts are doing and to what extent the district might generate revenue. Staff pointed out that demographic profiles forecast school attendance continuing to go down; therefore, this will be an even more important issue to resolve as more properties become vacant.

Discussion - Members Dawson, Gonzales, Price

Public Comment - 1. Jonathan Mates-Muchin, 2. Brooklyn Williams, 3. Azlinah Tambu, 4. Andrew Nelsen

Discussed

 C.-5

[24-2552](#)

**Re-Prioritization - Measure Y General Obligation Bond Funds -
Water Lead Issues - Vice President Mike Hutchinson and Director
Jorge Lerma**

A Discussion by the Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee of Resolution No. 2425-0184 - Re Prioritization - Measure Y General Obligation Bond Funds - Water Lead Issues and Reserve.

Sponsors: Hutchinson and Lerma

Attachments: [24-2552 Re-Prioritization - Measure Y GOB Funds - Water Lead Issues](#)

A Discussion by the Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee of Resolution No. 2425-0184 - Re Prioritization - Measure Y General Obligation Bond Funds - Water Lead Issues and Reserve.

On 10/9/24, it was introduced as new matter to the Board of Education. Therefore, the school board did not discuss it or take action on it but the Committee has the opportunity to discuss and understand the interrelated issues.

Attachments: 24-2552 Re-Prioritization - Measure Y GOB Funds - Water Lead

Issues. In their report, Board Directors Hutchinson and Lerma recommended that the Superintendent develop a plan to remove currently slated projects related to Skyline High School, Elmhurst Middle School and the Demolition of 1025 Second Avenue and instead use such funds for water lead remediation of District facilities and to replenish a reserve for Measure Y Projects. Their intent was to identify potential sources of funding.

Status of Water Lead Containment:

To help the Committee understand the situation, Preston Thomas, Chief Systems and Services, reviewed the status of water lead containment within the district. There has been ongoing testing since 2017. There was a gap in communication between the testing team and those that do the repairs and this had been addressed. To date, all repairs to all identified fixtures have been made to Group 1 schools and all repairs for Group 2 schools will be completed this week.

Preston Thomas can forward all related information if Committee members are interested. Staff acknowledge that much more investment will be required to address remediation of all drinking water systems. The Master Plan will look at water systems.

Again, there is pressure to change priorities on limited funding. Every decision has consequences. E-comments spoke strongly to maintain support for Skyline. Community speakers spoke to asking that the Committee respect the intent of Measure Y and stick with its purpose.

Discussion - Members Price, Gonzales, Vice Chairperson Park, Chairperson Butler

Public Comment - Jonathan Mates-Muchin

Discussed

D. Adjournment

Chairperson Butler adjourned the Meeting at 8:37 P.M.

Prepared By: _____

Approved By: _____