

Oakland Unified School District

Board of Education
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Meeting Minutes Long - Final

Monday, February 12, 2024

6:30 PM

**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: Andrea Dawson, Vice Chairperson: Andrew Butler, Secretary: Sarah Price

Members: Andrew Nelsen, Leslie Ayers, Alexandra Park, Viola Gonzales, John Jones III, Angela Darby

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

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ON-LINE SPEAKER CARD REGISTRATION

Public Comment, at the meeting, will be taken individually on Agenda Items indicated by .

You may register to speak in advance on the Agenda Item whether attending the meeting by teleconference, e.g., Zoom, or in person.

On line Speaker Card Registration (Sign In To Speak) opens at minimum 72 hours in advance for a Regular Meeting or at minimum 24 hours in advance for a Special Meeting. Use the eComment Link to Sign In (Register) to Speak up to one hour before the beginning of the meeting. Manual (Paper) Speaker Cards also will be available at the meeting for completion.

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.

For advanced pre-meeting Registration, You must establish a one-time OUSD eComment - Sign In (Register) To Speak Account providing your First Name and Last Name and your email address. Your First Name and Last Name, as Registered, must also show as the Participant or Profile Name on a teleconference system (i.e., Zoom, webex, other). You will be requested to Register the first time you use eComment - Sign In To Speak.

The Sign In To Speak System, after the one time registration, will remember you by first name and last name associated with your email address (profile), making it easier for you to electronically Register or Sign In to Speak on an Agenda Item at a future OUSD legislative meeting, e.g., Board, committee, commission.

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/84619456033> 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>.

- *Phone: To listen by phone (via Zoom), please do the following at or after the Noticed meeting time: call (669) 900-9128, then enter Webinar ID 846 1945 6033, then press "#". If asked for a participant id or code, press #.*

Instructions on how to join a meeting by phone are available at:

<https://support.zoom.us/hc/en-us/articles/201362663>

-Joining-a-meeting-by-phone.

- *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:
<https://support.zoom.us/hc/en-us/articles/205566129-RaiseHand-In-Webinar>.*
- *To comment by phone (via Zoom), if you have made a pre-meeting Request to Speak, when your name is called, press "*9" to "Raise Your Hand." You will be unmuted and allowed to make public comment. You will then be re-muted. Instructions of how to raise your hand by phone are available at: <https://support.zoom.us/hc/en-us/articles/201362663-Joining-a-meeting-by-phone>.*

In addition, members of the public may submit written comments for a posted Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee Meeting Agenda Item, before a meeting or while a meeting is "In Progress," from the District's Home Page - Upcoming Events & Live Meeting Video by selecting Board of Education Agenda "eComment" or from the Legislative Information Center, as follows:

- *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.

BOARD BYLAW 9131 - MEASURES B, J, Y INDEPENDENT CITIZENS' SCHOOL FACILITIES BOND OVERSIGHT COMMITTEE CHARGE OR RESPONSIBILITIES

Purpose: With respect to Measure B (2006), Measure J (2012), and Measure Y (2020), to provide advice and recommendation to the District regarding the expenditure of funds for bond related projects, to actively review and report on the proper expenditure of taxpayers' money for school construction and to take any necessary action in furtherance of its purpose including, but not limited to, receiving and reviewing copies of annual independent financial audits and deferred maintenance proposals, inspecting school facilities and grounds, receiving and reviewing cost-saving measures designed to reduce the costs of professional fees and site preparation. The Committee shall have the option to tour sites where Bond funds are being expended, with support from the Superintendent.

A. Call to Order

Chairperson Andrea Dawson called the February 12, 2024, Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight (BJY) Committee Meeting to order at 6:35 P.M.

NOTE - Chairperson Dawson introduced New Members John Jones III, and Viola Gonzales at the commencement of the Meeting, and subsequently introduced New Member Angela Darby, upon her arrival at 6:50 P.M.

B. Roll Call

Present 6 - Member Viola Gonzales
Member Alexandra Park
Member Leslie Ayers
Member Andrew Nelsen
Member John Jones III
Chairperson Andrea Dawson

Absent 3 - Member Angela Darby
Secretary Sarah Price
Vice Chairperson Andrew Butler

C. Speaker Request Cards/Modification(s) To Agenda

A request to speak at this Committee Meeting, may be made in-person or virtually as stated in this Agenda.

Modification(s) to the Agenda, by the Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee, allows for any change in the printed Order of Business including, but not limited to, an announcement that an Item or Legislative File will be considered out of Agenda printed order, that consideration of an Item has been withdrawn, postponed, rescheduled or "pulled" or taken off of the Committee General Consent Report for separate discussion and/or possible action.

None

D. Adoption of Committee Minutes



D.-1

[24-0367](#)

Minutes - Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight – December 11, 2023

Adoption by the Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee of its Meeting Minutes of December 11, 2023.

Attachments: [24-0367 Minutes - Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight – December 11, 2023](#)

Public Comment: None

A motion was made by Member Ayers, seconded by Chairperson Dawson, the December 11, 2023, BJY Committee Meeting Minutes, be Adopted. The motion carried by the following vote:

Aye: 5 - Member Viola Gonzales
Member Alexandra Park
Member Leslie Ayers
Member Andrew Nelsen
Chairperson Andrea Dawson

Abstained: 1 - Member John Jones III

Absent: 3 - Member Angela Darby
Secretary Sarah Price
Vice Chairperson Andrew Butler

Enactment No: 24-0424

E. Adoption of the Committee General Consent Report

"Adoption of the Committee General Consent Report" means that all items appearing 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.

None

F. Unfinished Business

Roll Call - Secretary's Observation

Member Darby is present at 6:50 P.M.

Present 7 - Member Viola Gonzales
Member Alexandra Park
Member Leslie Ayers
Member Andrew Nelsen
Member John Jones III
Member Angela Darby
Chairperson Andrea Dawson

Absent 2 - Secretary Sarah Price
Vice Chairperson Andrew Butler

 F.-1

[23-2214](#)

**Board Bylaw (BB) 9131 - Measures B, J, and Y Independent
Citizens' School Facilities Bond Oversight Committee**

A discussion by the Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight (BJY) Committee on the roles and responsibilities of the BJY Committee as described in Board Bylaw 9131 and California Education Code sections 15278 through 15284.

Attachments: [23-2214 Board Bylaw \(BB\) 9131 and Education Code 15278 through 15284 - Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee](#)

Committee members reviewed their roles and responsibilities as described in Board Bylaw 9131 and California Education Code sections 15278 through 15284. The review was led by Chairperson Andrea Dawson with input from Member Andy Nelson. All were encouraged to ask clarifying questions. No formal action was required or taken.

Discussion - Members Nelsen, Park, Gonzales, Chairperson Dawson

Public Comment - Assata Olugbala

Discussed

 F.-2

[23-2009](#)

Report (Update) - Planning and Spending Measure B, J, and Y Funding Projects - Facilities Planning and Management

Presentation by the Chief of Systems and Services, or Designee, of a Report (Update) 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 named below as of January 2024:

- 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
- Laurel Child Development Center ("CDC") New Construction
- Garfield Elementary School Modernization
- Kaiser Early Childhood Learning Center Site Improvements
- McClymonds High School Modernization
- Melrose Leadership Academy Modernization, and
- Roosevelt Middle School Modernization.

Attachments: [23-2009 Report \(Update\) - Planning and Spending Measure B, J, and Y Funding Projects - Facilities Planning and Management \(2/8/2024\)](#)

David Colbert, Director, Facilities Planning and Management, presented the Planning and Spending of Measure B, J, and Y Funded Projects Report, as of January 2024, and responded to comments and questions from the Committee. Kenya Chatman, Executive Director, Facilities Planning and Management, provided additional comments to Committee Members' comments and questions.

Each project was summarized applying a standard format for explaining the status of and providing public transparency. Staff, at the request of the Chairperson, pulled out selected projects to explain the framework and respond to questions from Committee members. Chairperson Dawson requested that the actual contract award and date of award be included in each Project Fact Sheet.

Discussion ensued about interrelated themes including: Change Orders specifically as they relate to delays and/or if they fall within the contingency limit that is already set in contracts; responsibility of the committee when a contractor needs to be paid as in one case when delays were not fault of contractor and overhead was extended or supply chain issues resulting in unforeseen cost escalations.

Discussion - Members Gonzales, Nelsen, Park, Jones III, Chairperson Dawson

Public Comment - Assata Olugbala

Discussed

Roll Call - Secretary's Observation

Member Jones III is absent at 7:58 P.M.

- Present** 6 - Member Viola Gonzales
Member Alexandra Park
Member Leslie Ayers
Member Andrew Nelsen
Member Angela Darby
Chairperson Andrea Dawson
- Absent** 3 - Member John Jones III
Secretary Sarah Price
Vice Chairperson Andrew Butler

Roll Call - Secretary's Observation

Member Jones III is present at 8:01 P.M.

- Present** 7 - Member Viola Gonzales
Member Alexandra Park
Member Leslie Ayers
Member Andrew Nelsen
Member John Jones III
Member Angela Darby
Chairperson Andrea Dawson
- Absent** 2 - Secretary Sarah Price
Vice Chairperson Andrew Butler

Roll Call - Secretary's Observation

Member Gonzales is absent at 8:05 P.M.

- Present** 6 - Member Alexandra Park
Member Leslie Ayers
Member Andrew Nelsen
Member John Jones III
Member Angela Darby
Chairperson Andrea Dawson
- Absent** 3 - Member Viola Gonzales
Secretary Sarah Price
Vice Chairperson Andrew Butler

 F.-3

[23-2614](#)

Report - Facilities Committee - Measures B, J, and Y Budget to Actual Expenditures and Cash Flow Projections as of December 31, 2023

A Presentation to the Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee, of the Measures B, J and Y Budget to Actual Expenditures and Cash Flow Projections as of December 31, 2023. (Expenditure Report)

Attachments: [23-2614 Report - Facilities Committee - Measures B, J, and Y Budget to Actual Expenditures and Cash Flow Projections as of December 31, 2023 \(2/12/2024\)](#)

Michael Ezeh, Accounts Manager, Facilities Planning and Management, reported on Measures B, J and Y Budget to Actual Expenditures and Cash Flow Projections as of December 31, 2023 (Expenditure Report), and responded to comments and questions from the Committee.

Together these Reports offer the Public a status of the General Obligation Bond issuance schedule by each measure respectively and then in total. The capital improvement program's historical expenditures for each site provides details by corresponding project number under each bond measure. Information was also made available for Fund 25 - Developer Fees & Redevelopment Fees. Although these Fees are technically outside the purview of the Committee they are regulated by statute. Fund 35 County School Facilities Fund is also included to provide a more complete picture of the status of the capital projects. Finally, one page Project Budget Reconciliation summaries for each project were also made available to update the Committee.

Discussion - Members Nelsen, Gonzales, Park, Ayers, Chairperson Dawson

Public Comment - Assata Olugbala

Discussed

Roll Call - Secretary's Observation

Member Gonzales is present at 8:10 P.M.

Present 7 - Member Viola Gonzales
Member Alexandra Park
Member Leslie Ayers
Member Andrew Nelsen
Member John Jones III
Member Angela Darby
Chairperson Andrea Dawson

Absent 2 - Secretary Sarah Price
Vice Chairperson Andrew Butler

 F.-4

[23-2774](#)

**Oakland Unified School District Facilities Department
Organizational Chart - Facilities Planning and Management**

Presentation by the Chief of Systems and Services, or Designee, to the Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee on the Oakland Unified School District Facilities Department Organizational Chart and the Roles and Workflow of said Department.

Attachments: [23-2774 Oakland Unified School District Facilities Department Organizational Chart - Facilities Planning and Management \(12/11/2023\)](#)

Pranita Ranbhise, Director, Facilities Planning and Management, presented the Oakland Unified School District Facilities Department Organizational Chart and the Roles and Workflow of said Department. Director Ranbhise was available to respond to Committee Members' comments and questions.

Discussion - Member Nelsen, Chairperson Dawson

Public Comment - Assata Olugbala

Discussed

G. New Business



G.-1

[24-0190](#)

Indoor Air Quality & Thermal Comfort Pilot - Facilities Planning and Management

Presentation by the Chief of Systems and Services, or Designee, of a Report to the Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee on the Indoor Air Quality (IAQ) & Thermal Comfort Pilot and the findings thereof to:

- Identify and analyze deficiencies regarding thermal comfort and indoor air quality;
- Suggest improvements; and
- Analyze proposed retrofits for cost-benefit ratio.

Attachments: [24-0190 Presentation - Indoor Air Quality & Thermal Comfort Pilot - Facilities Planning and Management \(2/12/2024\)](#)
[24-0190 Report - Indoor Air Quality & Thermal Comfort Pilot - Facilities Planning and Management \(2/12/2024\)](#)

Jaquan Cornish, Project Manager, Facilities Planning and Management, gave a presentation on the Indoor Air Quality (IAQ) & Thermal Comfort Pilot. Jaquan Cornish responded to comments and questions from the Committee. Kenya Chatman, Executive Director, Facilities Planning and Management, and Pranita Ranbhise, Director, Facilities Planning and Management provided additional comments to Committee Members' comments and questions.

The purpose of Pilot is to: Identify and analyse deficiencies regarding thermal comfort and indoor air quality; suggest improvements; and analyse proposed retrofits for cost-benefit ratio.

- Mitigation methods compare "basic mitigation", "passive mitigation", "air conditioning retrofit" and "air conditioning retrofit plus".

- Next steps will be to install IAQ sensors at 3 sites, determine potential implementation for future projects and funding sources and review implementation and how that aligns with other district wide initiatives.

Discussion - Members Ayers, Park

Public Comment - Assata Olugbala

Discussed



G.-2

[24-0368](#)

Facilities Site Visits - Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight

A Discussion by and between Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee and Facilities Planning and Management Staff on Planning Facilities Site Visits for the 2023 - 2024 School Year.

Attachments: [24-0368 Facilities Site Visits - Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight](#)

NOTE: This item was not formally taken up by the Committee. When the Staff inquired about this item not being taken up by the Committee, Chairperson Dawson asked Facilities Staff to propose dates and for Committee Members to send suggested dates via email to Staff.

Kenya Chatman, Executive Director, Facilities Planning and Management, stated that she would compile suggested dates for future consideration.

Not Discussed and/or Taken Up

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 a member of the Public, for three minutes per person, or less, depending on the number of speakers, to directly address the Committee on any item of interest to a member of the Public that is not on the current agenda, but is within the subject matter jurisdiction of the Committee. Minutes are not transferrable from speaker to speaker. This item is limited to a total of thirty (30) minutes. The Committee may not discuss or take any action on a non-agenda item not appearing on the posted agenda for this meeting, except the Committee or staff may briefly respond to a statement made or questions posed by a member of the public, as authorized by law. In addition, on their own initiative or in response to questions posed by the public, a member of the Committee or its staff may ask a question for clarification, make a brief announcement, or make a brief report of his or her own activities.

H.-1 [24-0366](#)

Public Comment on All Non-Agenda Items Within the Subject Matter Jurisdiction of the Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee - Up To 30 Minutes – February 12, 2024

Public Comment on All Non-Agenda Items Within the Subject Matter Jurisdiction of the Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee - Up To 30 Minutes - February 12, 2024.

Assata Olugbala

Presentation/Acknowledgment Made

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 or Members of the Public.

None

Public Comment: None

J. Adjournment

Chairperson Dawson adjourned the Meeting at 8:39 P.M.

Prepared By: _____

Approved By: _____