

Oakland Unified School District

Board of Education
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Meeting Minutes Long - Final

Monday, March 11, 2024

6:30 PM

3505 Market Street, Riverside, CA 92501

**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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Những người nào cần thông ngôn hay phiên dịch hay một sắp xếp hợp lý nào để tham gia các buổi họp phải thông báo Văn phòng của Hội đồng Giáo dục bảy mươi hai (72) tiếng đồng hồ trước buổi họp, số điện thoại [\(510\)879-8199](tel:(510)879-8199) (VM); hay là boe@ousd.org (E-Mail); hay là [\(510\) 879-2300](tel:(510)879-2300) (eTTY/TDD); hay là số [\(510\) 879-2299](tel:(510)879-2299) (eFax).

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

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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/83594342454> 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 835 9434 2454, 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 March 11, 2024, Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight (BJY) Committee Meeting to order at 6:31 P.M.

B. Roll Call

Present 7 - Member Alexandra Park
Member Leslie Ayers
Member Andrew Nelsen
Member John Jones III
Secretary Sarah Price
Vice Chairperson Andrew Butler
Chairperson Andrea Dawson

Absent 2 - Member Viola Gonzales
Member Angela Darby

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

Roll Call (Secretary's Observation)

Member Gonzales is present at 6:36 P.M.

Present 8 - Member Viola Gonzales
Member Alexandra Park
Member Leslie Ayers
Member Andrew Nelsen
Member John Jones III
Secretary Sarah Price
Vice Chairperson Andrew Butler
Chairperson Andrea Dawson

Absent 1 - Member Angela Darby



D.-1

[24-0567](#)

**Minutes - Measures B, J, and Y Independent Citizens' School
Facilities Bond Oversight – February 12, 2024**

Adoption by the Measures B, J, and Y Independent Citizens' School
Facilities Bond Oversight Committee of its Meeting Minutes of February
12, 2024.

Attachments: [24-0567 Minutes - Measures B, J, and Y Independent
Citizens' School Facilities Bond Oversight – February 12,
2024](#)

**A motion was made by Chairperson Dawson, seconded by Vice
Chairperson Butler, that the February 12, 2024, BJJ Committee
Meeting Minutes, be Adopted. The motion carried by the following
vote:**

Aye: 7 - Member Viola Gonzales
Member Alexandra Park
Member Leslie Ayers
Member Andrew Nelsen
Member John Jones III
Vice Chairperson Andrew Butler
Chairperson Andrea Dawson

Abstained: 1 - Secretary Sarah Price

Absent: 1 - Member Angela Darby

Enactment No: 24-0505

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 6:43 P.M.

Present 9 - Member Viola Gonzales
Member Alexandra Park
Member Leslie Ayers
Member Andrew Nelsen
Member John Jones III
Member Angela Darby
Secretary Sarah Price
Vice Chairperson Andrew Butler
Chairperson Andrea Dawson

F.-1

[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 on the Planning and Spending of Measure B, J, and Y Funded Projects as of January 2024. Elena Comrie, Project Manager, Facilities Planning and Management, and Kenya Chatman, Executive Director, Facilities Planning and Management, provided additional comments to Committee Members comments and questions.

Discussion: Members Park, Nelson, Gonzales, Jones III, Darby, Secretary Price, Chairperson Dawson

- *Committee Members discussed suggestions for improvements to Project Fact Sheets. Director Colbert requested mock up from Committee Members. Secretary Price, Member Park, and Chairperson Dawson will do a mockup and work with Facilities Staff on revising Project Fact Sheets, such as budget committed versus expended, Contractor contract amount, and Change Order (CO) of contract and budget augmentation percentage.*
- *Member Nelson discussed the total CO budget for Cole, and asked for clarity.*
- *Member Jones III asked about community outreach to the school communities and parent engagement.*
- *Member Park asked why Roosevelt Project schedule has changed.*

Public Comment: Assata Olugbala

Discussed

F.-2

[24-0368](#)

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

A Discussion and possible adoption by Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee of the 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](#)

David Colbert, Director, Facilities Planning and Management, presented the Facilities Site Visits for the 2023 - 2024 School Year and responded to comment and questions from the Committee.

Discussion: Members Nelsen, Park, Ayers, Gonzales, Vice Chairperson Butler, Chairperson Dawson

- Chairperson Dawson stated that the BJY Committee is also invited to ribbon cutting ceremonies.
- Member Park requested a School Site representative to be present at each Site Visit.
- Director Colbert responded to Member Park's request by stating the School Site will assign a representative if possible.
- Member Nelson asked about budget and scope for the East Oakland Pride Project.
- Director Colbert responded to Member Nelsen's ask by stating, Electric Vehicle Charger, and resurfacing and the budget is approximately between \$3 to \$5 Million. Staff will provide additional information at a future BJY Committee Meeting.
- The Final approved Site Visit Schedule with dates to be determined is as follows: 1) Roosevelt Middle School and Garfield Elementary School, 2) Central Administrative Center at Cole and McClymonds High School, 3) Lockwood Elementary School and Coliseum College Preparatory Academy 4) Melrose Leadership Academy Manzanita Community School, 5) Laurel Child Development Center and Claremont Middle School, 6) East Oakland Pride.

Public Comment: Assata Olugbala

A motion was made by Member Gonzales, seconded by Member Nelsen, the Facilities Site Visits for the 2023 - 2024 School Year, be Adopted in the following order with Dates to be Determined: 1) Roosevelt Middle School and Garfield Elementary School, 2) Central Administrative Center at Cole and McClymonds High School, 3) Lockwood Elementary School and Coliseum College Preparatory Academy 4) Melrose Leadership Academy Manzanita Community School, 5) Laurel Child Development Center and Claremont Middle School, 6) East Oakland Pride. The motion carried by the following vote:

Aye: 9 - Member Viola Gonzales
Member Alexandra Park
Member Leslie Ayers
Member Andrew Nelsen
Member John Jones III
Member Angela Darby
Secretary Sarah Price
Vice Chairperson Andrew Butler
Chairperson Andrea Dawson

Enactment No: 24-0506

G. New Business

G.-1 [24-0569](#)

Progress Report - Measures B and J General Obligation Bonds Performance and Financial Audit - Fiscal Year Ending June 30, 2023

A Report to the Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee by the Chief Systems and Services, or Designee, on the status of the Bond Performance Audit and Financial Statements for Fiscal Year Ending June 30, 2023.

Michael Ezeh, Account Manager, Facilities Planning and Management, reported on the status of the Bond Performance Audit and Financial Statements for Fiscal Year Ending June 30, 2023. Account Manager Ezeh stated the Bond Performance Audit and Financial Statements for Fiscal Year Ending June 30, 2023, will be complete before the March 30, 2024, deadline and will be presented at a future BJY Committee Meeting. Account Manager Ezeh responded to comment and questions from the Committee.

Discussion: Members Ayers, Gonzales, Jones III, Chairperson Dawson

Public Comment: Assata Olugbala

Discussed



G.-2

[23-2701A](#)

Change Order No. 4, Agreement Between Owner and Contractor - Arntz Builders, Inc. - Cole Campus Central Administration Center Project - Division of Facilities Planning and Management

A discussion by and between Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee and Facilities Planning and Management Staff of Board of Education approved Change Order No. 4, Agreement Between Owner and Contractor by and between the District and Arntz Builders, Inc., Petaluma, CA, for additional construction services which includes PCO's 15 and 47- 56, request for approval of various contract changes, as delineated in Change Order, incorporated herein by reference as though fully set forth, for the Cole Campus Central Administration Center Project, in the additional amount of \$2,315,466.06, increasing the Agreement amount from \$40,025,863.82 to \$42,341,329.88. and extending the contract term by 431 calendar days, ending April 15, 2024, with all other terms and conditions of the Agreement remaining in full force and effect (Legislative File No. 23-2701, Enactment No. 24-0284, February 14, 2024).

Attachments: [23-2701A Change Order No. 4, Agreement Between Owner and Contractor - Arntz Builders, Inc. - Cole Campus Central Administration Center Project - Division of Facilities Planning and Management](#)

Elena Comrie, Project Manager, Facilities Planning and Management, presented Change Order No. 4, Agreement Between Owner and Contractor by and between the District and Arntz Builders, Inc., Petaluma, CA, for additional construction services which includes PCO's 15 and 47- 56, request for approval of various contract changes, as delineated in Change Order, incorporated herein by reference as though fully set forth, for the Cole Campus Central Administration Center Project, in the additional amount of \$2,315,466.06, increasing the Agreement amount from \$40,025,863.82 to \$42,341,329.88. and extending the contract term by 431 calendar days, ending April 15, 2024. All other terms and conditions of the Agreement remain in full force and effect, approved by the Board of Education on February 14, 2024, Enactment No. 24-0284.

Project Manager Comrie and Kenya Chatman, Executive Director, Facilities Planning and Management, responded to comments and questions from the Committee.

Discussion: Members Nelsen, Park, Secretary Price, Chairperson Dawson

- Project Manager Comrie provided an overview of Change Order (CO) No. 4, such as added stair case, sewer adjustments, inflation, and General Contracts.*
- Several BJJ Committee Members raised concerns regarding the addition of the stair case and that it should not have been added to the scope of this*

project.

- *Chairperson Dawson requested COs come to BJY Committee first before going to Facilities Committee and/or Board of Education.*
- *Facilities Staff estimates an additional \$5 Million budget augmentation to the Central Administrative Center at Cole at a future date to be determined.*
- *BJY Committee requested CO No. 5 for the Central Administration Center Project at Cole Campus be brought to BJY Committee at it's next meeting with an updated Project Fact Sheet.*
- *Member Nelson stated, there is a process problem as these COs only come to BJY Committee and the Board of Education when it is too late for any changes to be made.*
- *Facilities Staff mentioned that 10% of contract is staff discretionary funds.*
- *BJY Committee Members expressed confusion regarding the 10% staff discretionary funds and questioned if that has been spent already due to the Fact Sheet for Central Administrative Center at Cole project showing staff discretionary funds at 18%.*
- *Chairperson Dawson stated that staff discretionary funds is a policy choice.*
- *Chairperson Dawson requested BJY Committee to be notified when there is discretionary spending in COs.*

Public Comment: Assata Olugbala

Discussed

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 [24-0568](#)

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 – March 11, 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 - March 11, 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

J. Adjournment

Chairperson Dawson adjourned the Meeting at 8:33 P.M.

Prepared By: _____

Approved By: _____