

# Oakland Unified School District

Board of Education  
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## **Meeting Minutes Long - Final**

**Monday, November 13, 2017**

**6:30 PM**

**KDOL TV Studio, B-237, Met West High School Entrance, 314 East 10th Street,  
Oakland, CA 94606-2291**

## **Measures A, B, and J Independent Citizens' School Facilities**

### **Bond Oversight Committee**

*Andrea Dawson, Chairperson*

*Chanu Lee, Vice Chairperson*

*Saleem Shakir-Gilmore, Secretary*

*Members: Renee Swayne, (Vacancy),*

*Joyce Nilo, (Vacancy), Brendan Havenar-Daughton, (Vacancy)*

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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](mailto: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).

**សេវាបកប្រែភាសា និងការអនុលោមតាមច្បាប់ជនជាតិអាមេរិកាំងពិការ**

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

**الامتثال لقانون الأمريكيين ذوي الإعاقات (ADA) وتوفير الخدمات اللغوية**

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**A. Call to Order**

*Chairperson Andrea Dawson called the meeting to order at 6:46 P.M.*

**B. Roll Call**

**Present** 5 - Member Joyce Nilo  
Member Renee Swayne  
Secretary Saleem Shakir-Gilmore  
Vice Chairperson Chanu Lee  
Chairperson Andrea Dawson  
**Absent** 1 - Member Brendan Havenar-Daughton

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

*None.*

**D. Adoption of Committee Minutes**

*None.*

**E. Unfinished Business**



[17-0643](#)

**Report - Central Kitchen Project & Glenview Elementary School Project**

A Report to the Measures A, B, & J Independent Citizens' School Facilities Bond Oversight Committee by Facilities Staff regarding progress on the new Central Kitchen Project and the Glenview Elementary School Project.

**Attachments:** [17-0643 Report - Central Kitchen Project & Glenview Elementary School Project](#)

*Central Kitchen Project - Cesar Monterrosa, Facilities Director, made the staff presentation.*

*Monterrosa reported the work on the Central Kitchen Project has been put on hold due to on-going litigation with Thompson Builders. Negotiations will continue through December 2017. The plan is to have a new contract with a guaranteed maximum price and seek Board approval for the new contract by January 2018. The funding source for the project is Measure J.*

*Chairperson Andrea Dawson requested Monterrosa report back to the Committee on the cost of the new approved contract and the amount spent on the first contract once approved by the Board.*

*Member Renee Swain asked if any work had been done by Thompson Builders on the Central Kitchen Project?*

*Monterrosa said "Yes". He said the scope of the work will have to be done again.*

*Public Comments  
Mordecai, Mohammed*

*Glenview Elementary School Project - Cesar Monterrosa made the staff presentation.*

*Monterrosa reported the guaranteed maximum price for the Glenview Project was approved by the Board on October 11, 2017.*

*Chairperson Dawson clarified the request she made was a report on all funding sources for the project, specifically the Developers Fees being used on this project. She said Developers Fees makes Measure J funds available for other projects.*

*Michael Ezah, Facilities Accounting Director, noted the information Chairperson Dawson requested is part of the financial reporting being presented later in the Agenda.*

*The original budget for the Glenview School project was \$43 Million. There was a \$4 Million increase from Measure J, and \$7 Million from Developer*

*Fees for a project total of \$54 Million.*

*Monterrosa explained the reason for the increased cost was due to the Department of State Architecture drawings did not fit into the existing budget so the project costs grew beyond its allocation.*

*Public Comments  
Mordecai, Mohammed*

**Discussed**

### **Roll Call (Secretary's Observation)**

*Brendan Havenar-Daughton present at 6:51 P.M.*

**Present** 6 - Member Joyce Nilo  
Member Renee Swayne  
Member Brendan Havenar-Daughton  
Secretary Saleem Shakir-Gilmore  
Vice Chairperson Chanu Lee  
Chairperson Andrea Dawson



### **[17-1751](#)**

#### **Report - 1025 2nd Avenue/Dr. Marcus Foster Education Leadership Complex Project**

A Report to the Measures A, B, & J Independent Citizens' School Facilities Bond Oversight Committee by Deputy Chief for Facilities or designee regarding progress on the 1025 2nd Avenue/Dr. Marcus Foster Education Leadership Complex Project.

**Attachments:** [17-1751 Report - 1025 2nd Avenue/Dr. Marcus Foster Education Leadership Complex Project](#)

*Cesar Monterrosa made the staff presentation.*

*Monterrosa reported the District has selected the construction firm that will negotiate the lease portion of the contract for the Dr. Marcus Foster Educational Leadership Complex project. Once the contract terms are agreed upon, the step is for Board approval on December 13th if the contract is ready or January 2018.*

*Public Comments  
None.*

**Discussed**



[17-1753](#)

**Report - Fremont High School Project**

A Report to the Measures A, B, & J Independent Citizens' School Facilities Bond Oversight Committee by Deputy Chief for Facilities or designee regarding progress on the Fremont High School Project.

**Attachments:** [17-1753 Report - Fremont High School Project](#)

*Cesar Monterrosa made the staff presentation.*

*Monterrosa reported the lease portion of the contract has been awarded.*

*-The project is currently over budget by approximately \$3-4 Million*

*-The first portion of the project for Department of State Architecture (DSA) approval will be parking lot improvements and entrance to the library*

*-Once drawings are DSA approved, contractor will develop bids for the guaranteed maximum price for the project*

*Dawson noted City Council Member Noel Gallo attended the October 25th Board Meeting and expressed his disappointment in the substantial budget decrease to the Fremont High School Project using Measure J Bond Funds.*

*Public Comments*

*Mordecai, Mohammed*

**Discussed**



[17-2110](#)

**Report - District Energy Efficiency and Solar Projects - Deputy Chief of Facilities**

A Report to the Measures A, B, & J Committee from the Deputy Chief of Facilities or designee regarding District's energy efficiency program and solar projects.

**Attachments:** [17-2110 Report - District Energy Efficiency and Solar Projects - Deputy Chief of Facilities \(December 11, 2017\)](#)

*Cesar Monterrosa made the staff presentation..*

*Monterrosa said the Facility Department tracks energy saving by:*

- The energy bill and a reduction of overall energy consumption*
- Rebates after the completion of each project*
- Calculate project savings annually*

*Chairperson Dawson noted the use of LaEscuelita School has exceeded the projected use when it was constructed.*

*Swayne said she wants to know the solar investments made at LaEscuelita School was a good investment.*

*Member Havenar-Daughton asked about additional information addressing energy efficiency efforts and Prop 39.*

*Energy efficiency steps being taken by the District:*

- Changing the type of lights being used*
- Boiler system replacement*
- Timer replacement*
- Improve the amount of water used throughout the District*
- Participating with P G & E in a pilot project to create a zero or net neutral project on an existing structure*

*The District received \$8 Million from the California Energy Commission*

*Public Comments*

*Mordecai, Mohammed*

**Discussed**

**F. New Business**



[17-2394](#)

**Measures A, B, & J – Budget to Actual Expenditures, Cash Flow  
Projections Through September 30, 2017**

Presentation to the Measures A, B, & J Independent Citizens' School  
Facilities Bond Oversight Committee of the Measures A, B & J Budget to  
Actual Expenditures, and Cash Flow Projections through September 30, 2017.

**Attachments:** [17-2394 Measures A, B, & J – Budget to Actual  
Expenditures, Cash Flow Projections Through September  
30, 2017](#)

*Michael Ezah made the presentation of the Measures A, B, & J Expenditure  
Report ending September 30, 2017. Ezah's report included updates on:*

- A summary of Measure B & J current cash balances
- Master Plan Detail by Draw – No change since last Expenditure Report
- Details of Measure J by Sites
- Measure B – Interest revenue
- New Measure B \$65 Million Draw of August 2016
- Fund 35 – Rent at 1000 Broadway paid out of Fund 35 and due to expires in  
2 months

*Public Comments  
Mordecai, Mohammed*

**Discussed**

**Roll Call (Secretary's Observation)**

*Joyce Nilo absent at 7:59 P.M.*

- Present** 5 - Member Renee Swayne  
Member Brendan Havenar-Daughton  
Secretary Saleem Shakir-Gilmore  
Vice Chairperson Chanu Lee  
Chairperson Andrea Dawson
- Absent** 1 - Member Joyce Nilo

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



17-2392

**Public Comments on All Non-Agenda Items Within the Subject  
Matter Jurisdiction of the Measures A, B, and J Independent  
Citizens' School Facilities Bond Oversight Committee - November  
13, 2017**

Public Comments on All Non-Agenda Items Within the Subject Matter  
Jurisdiction of the Measures A, B, and J Independent Citizens' School  
Facilities Bond Oversight Committee - November 13, 2017.

*None.*

**No Comments.**

**H. Introduction of New Legislative Matter**

**I. Adjournment**

*Chairperson Dawson adjourned the meeting at 8:35 P.M.*

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

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