

Oakland Unified School District

Board of Education
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ACCESSIBILITY OF AGENDA AND AGENDA MATERIALS

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AMERICANS WITH DISABILITIES ACT COMPLIANCE AND LANGUAGE SERVICES

Individuals requiring interpretation or translation services or a reasonable accommodation to participate in meetings should notify the Office of the Board of Education seventy-two (72) hours prior to the meeting at either (510)879-8199(VM); or boe@ousd.org (E-Mail); or (510) 879-2300 (eTTY/TDD); or (510) 879-2299 (eFax).

Meeting Minutes Long - Final

Wednesday, August 21, 2024

6:00 PM

Special Meeting

**6 Ryans Hill Road, Leverett, MA 01054;
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)**

Facilities Committee

*Valarie Bachelor, Chairperson
Clifford Thompson, Member
Jorge Lerma, Member*

LEY CUMPLIMIENTO PARA AMERICANOS CON DISCAPACIDADES Y SERVICIO DE IDIOMAS

Personas que requieran servicios de traducción o interpretación o facilidades razonables para participar en juntas deberán notificar a la Oficina de la Mesa Directiva de Educación setenta y dos (72) horas antes de la junta ya sea al [\(510\)879-8199](tel:(510)879-8199)(VM); o boe@ousd.org (E-Mail); o [\(510\) 879-2300](tel:(510)879-2300) (eTTY/TDD); o [\(510\) 879-2299](tel:(510)879-2299) (eFax).

美國殘障人士法案條例遵守及語言服務

個別人士需要傳譯及翻譯服務或有合理安排去參與會議的應該在舉行會議之前的七十二 (72) 小時通知教育委員會。請致電[\(510\)879-8199](tel:(510)879-8199) (留言) ; 或 boe@ousd.org (電郵) ; 或[\(510\) 879-2300](tel:(510)879-2300) (電子文字電話/聽障專用電信設備 (eTTY/TDD)) ; 或[\(510\) 879-2299](tel:(510)879-2299) (電子圖文傳真 (eFax)) 。

TUÂN HÀNH ĐẠO LUẬT NGƯỜI MỸ KHUYẾT TẬT VÀ DỊCH THUẬT

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).

សេវាបកប្រែភាសា និងការអនុលោមតាមច្បាប់ជនជាតិអាមេរិកាំងពិការ

អ្នកណាដែលត្រូវការសេវាបកប្រែភាសាដោយផ្ទាល់មាត់ ឬជាលាយលក្ខណ៍អក្សរ ឬត្រូវការការជួយសម្រេចសម្រួលយ៉ាងសមរម្យមួយ ដើម្បីចូលរួមក្នុងកិច្ចប្រជុំសាធារណៈ ត្រូវផ្តល់ដំណឹងទៅកាន់ទីការិយាល័យនៃក្រុមប្រឹក្សាអប់រំ ឱ្យបានចិតសិចពី (72) ម៉ោងមុនកិច្ចប្រជុំ 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)។

الامتثال لفانون الأمريكيين ذوي الإعاقات (ADA) وتوفير الخدمات اللغوية

من يحتاج إلى خدمات الترجمة المكتوبة أو خدمات الترجمة الفورية أو الترتيبات التيسيرية المعقولة لكي يساهم في الاجتماعات فالمرجو منه إبلاغ مكتب إدارة التعليم إثنين وسبعين (72) ساعة قبل الاجتماع بوسيلة من الوسائل التالية:

الهاتف الصوتي:	الهاتف للصم والبكم:	الفاكس الإلكتروني:	البريد الإلكتروني:
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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/83502933907> 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 0293 3907, 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 Facilities 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>Facilities 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 Facilities 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>Facilities Committee>eComment
- If Sunday or thereafter up thru day before Meeting, click Calendar Tab>This Week>Facilities Committee>eComment
- If day of Meeting, click Calendar Tab>Today>Facilities 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 - FACILITIES COMMITTEE CHARGE OR RESPONSIBILITIES

This committee shall make recommendations to the Board relating to Facilities matters as reflected in the Board's calendar and amended Board work plan including an updated Facilities Master Plan, an updated bond spending plan, considerations for subsequent bond issuances, asset management and potential revenue generation from real property, leases, Civic Center policy, an updated joint use agreement with the City relating to real property, and the Blueprint for Quality Schools. The committee shall also be responsible for reviewing and proposing facilities related policies. The committee also shall handle other facilities matters assigned.

A. Call to Order

Chairperson Valarie Bachelor called the August 21, 2024, Facilities Committee Special Meeting to order at 6:05 P.M.

B. Roll Call

Present 3 - Director Jorge Lerma
Director Clifford Thompson
Chairperson Valarie Bachelor

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 Facilities 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.

Facilities Planning and Management Staff withdrew F.-4 from tonight's Agenda.

D. Unfinished Business



D.-1

[23-2846](#)**Facilities Deferred Maintenance Program - Facilities Planning and Management**

Presentation by the Chief of Systems and Services, or Designee, of a Report (Update) to the Facilities Committee on the Deferred Maintenance Program, with respect to the Boiler Replacement Plan.

Attachments: [23-2846 Presentation - Facilities Deferred Maintenance Program - Facilities Planning and Management \(9/19/2024\)](#)

Preston Thomas, Chief Systems and Services, gave a presentation on Deferred Maintenance Program, with respect to the Boiler Replacement Plan, and responded to comments and questions from the Committee.

Discussion - Directors Lerma, Thompson, Chairperson Bachelor

Public Comment - 1. Ben Tapscott, 2. Assata Olugbala

Discussed

F. New Business



F.-1

[24-1884](#)

Agreement Between Owner and Alternative Design-Builder - C. Overra & Co. - Coliseum College Preparatory Academy Site Expansion Project - Division of Facilities Planning and Management

Approval by the Board of Education, upon recommendation by the Facilities Committee, of Award of Bid to, rejection of all other Bids, if any, and of Agreement Between Owner and Alternative Design-Builder by and between the District and C. Overra & Co., Richmond, CA, for the latter to design and construct the new gymnasium and classroom building, including fourteen (14) standard classrooms and two (2) laboratory classrooms, on the southwest portion of the campus for the Coliseum College Preparatory Academy Site Expansion Project, in the lump sum amount of \$2,882,578.00, with the work scheduled to commence on August 29, 2024, and scheduled to last until September 30, 2027.

Vendor No.: 009061

Requisition No.: VR25-01148

Resource Code-Site No.: 9655 232

Funding Source: Fund 21 Building Funds Measure Y

Attachments: [24-1884 Memorandum - Agreement Between Owner and Alternative Design-Builder - C. Overra & Co. - Coliseum College Preparatory Academy Site Expansion Project - Division of Facilities Planning and Management](#)

Ty Taylor, Consultant, Facilities Planning and Management, gave a presentation on the Award of Bid to, rejection of all other Bids, if any, and of Agreement Between Owner and Alternative Design-Builder by and between the District and C. Overra & Co., Richmond, CA, for the latter to design and construct the new gymnasium and classroom building, including fourteen (14) standard classrooms and two (2) laboratory classrooms, on the southwest portion of the campus for the Coliseum College Preparatory Academy Site Expansion Project, in the lump sum amount of \$2,882,578.00, with the work scheduled to commence on August 29, 2024, and scheduled to last until September 30, 2027. Ty Taylor responded to Committee Members' comments and questions.

Discussion - Directors Thompson, Lerma, Chairperson Bachelor

Public Comment - 1. Assata Olugbala, 2. Ben Tapscott

A motion was made by Director Thompson, seconded by Chairperson Bachelor, that this Agreement or Contract be Recommended Favorably to the Board of Education, be Adopted. The motion carried by the following vote:

Aye: 3 - Director Jorge Lerma
Director Clifford Thompson
Chairperson Valarie Bachelor

Enactment No: 24-1549



F.-2

[24-1938](#)

Agreement Between the Owner and Design Builder – Syserco Energy Solutions, Inc., – CAL Shape Design-Build Ventilation and Plumbing Project – Division of Facilities Planning and Management

Approval by the Board of Education, upon recommendation by the Facilities Committee, of an Agreement Between the Owner and Design Builder by and between the District and Syserco Energy Solutions, Inc., Fremont, CA, for the latter provide design and construction services for the CAL Shape Design-Build Ventilation and Plumbing Project, as describe in Exhibit A - Scope of Work, incorporated herein by reference as though fully set forth, in the not-to-exceed amount of \$12,040,995.00, with work scheduled to commence on August 29, 2024, and scheduled to last until October 31, 2026.

Vendor No.: 004166

Requisition No.: VR25-00682

Resource Code-Site No.: 9028 918

Funding Source: Fund 40 Special Reserve Capital Measure Y

Attachments: [24-1938 Memorandum - Agreement Between the Owner and Design Builder – Syserco Energy Solutions, Inc., – CAL Shape Design-Build Ventilation and Plumbing Project – Division of Facilities Planning and Management](#)

Preston Thomas, Chief Systems and Service (CSS), gave a presentation on the Agreement Between the Owner and Design Builder by and between the District and Syserco Energy Solutions, Inc., Fremont, CA, for the latter provide design and construction services for the CAL Shape Design-Build Ventilation and Plumbing Project, as describe in Exhibit A - Scope of Work, incorporated herein by reference as though fully set forth, in the not-to-exceed amount of \$12,040,995.00, with work scheduled to commence on August 29, 2024, and scheduled to last until October 31, 2026. CSS Thomas responded to Committee Members' comments and questions.

Discussion - Directors Lerma, Thompson, Chairperson Bachelor

Director Lerma, responding to public comments on lead in the water at some OUSD schools made during this agenda item, requested that the Superintendent's Report, during the Regular Board Meetings provide updates on clean water support at District schools.

Public Comment - 1. Judy Greenspan, 2. Nate Landry, 3. Assata Olugbala, 4. Ben Tapscott, 5. Stuart Loebel, 6. Jonah Lounds

A motion was made by Director Thompson, seconded by Director Lerma, that this Agreement or Contract be Recommended Favorably to the Board of Education, be Adopted. The motion carried by the following vote:

Aye: 3 - Director Jorge Lerma
Director Clifford Thompson
Chairperson Valarie Bachelor

Enactment No: 24-1550

 F.-3

[24-1941](#)

Renewable Energy Certificates (RECs) Purchase and Sales Agreement - Anew EC, LLC - Division of Facilities Planning and Management

Approval by Board of Education, upon recommendation from by the Facilities Committee, of the [Renewal Energy Certificates \(RECs\)](#) Purchase and Sale Agreement by and between the District and Anew EC, LLC, Houston, TX, for the latter's [Sale of](#) to sell Renewable Energy Certificates (SREC) generated from OUSD at \$11.50 per SREC for a two-year term for the Sale of Renewable Energy Certificates (REC) Project, in the amount of approximately \$80,000.00, with sales scheduled to commence on July 1, 2024 [August 29, 2024, covering the period from June 2024 through](#), and scheduled to last until June 30, 2027, pursuant to the Agreement.

Resource Code-Site No.: 940/918

Attachments: [24-1941 Memorandum - Purchase Sale Agreement - Anew EC, LLC – Sale of Renewable Energy Certificates \(REC\) – Division of Facilities Planning and Management](#)

Preston Thomas, Chief Systems and Service (CSS), gave a presentation on the Purchase Sale Agreement by and between the District and Anew EC, LLC, Houston, TX, for the latter to sell Renewable Energy Certificates (REC) generated from OUSD at \$11.50 per SREC for a two-year term for the Sale of Renewable Energy Certificates (REC) Project, in the amount of approximately \$80,000.00, with sales scheduled to commence on July 1, 2024, and scheduled to last until June 30, 2027, pursuant to the Agreement. CSS Thomas responded to Committee Members' comments and questions.

Discussion - Chairperson Bachelor

Public Comment - 1. Assata Olugbala, 4. Ben Tapscott

A motion was made by Director Lerma, seconded by Chairperson Bachelor, that this Agreement or Contract be Recommended Favorably to the Board of Education, be Adopted. The motion carried by the following vote:

Aye: 3 - Director Jorge Lerma
Director Clifford Thompson
Chairperson Valarie Bachelor

Enactment No: 24-1551

F.-4 24-1936

Amendment No. 1 - Electricity Service Agreement – AVA Community Energy – Facilities Planning and Management – Division of Facilities Planning and Management

Approval by the Board of Education, upon recommendation by the Facilities Committee, of Amendment No. 1 to the Electricity Service Agreement by and between the District and AVA Community Energy, Oakland, CA, formerly known as East Bay Community Energy Authority for the latter to continue to provide favorable, fixed electricity rates discounted from EBCE's standard electricity rates for District's direct access-eligible electric energy services agreements, in an additional not-to-exceed amount of \$5,500,000, increasing the Agreement’s total not-to-exceed amount from \$2,500,000 to \$8,000,000, and extending the term of the Agreement from May 1, 2022 to April 30, 2024, through April 30, 2026, (an additional 729 days). All other terms and conditions of the Agreement remain in full force and effect.

Resource Code-Site No.: 0000/999

- Attachments:**
- 24-1936 Presentation - Amendment No. 1 - Electricity Service Agreement – AVA Community Energy – Facilities Planning and Management – Division of Facilities Planning and Management
 - 24-1936 Memorandum - Amendment No. 1 - Electricity Service Agreement – AVA Community Energy – Facilities Planning and Management – Division of Facilities Planning and Management

Public Comment - 1. Assata Olugbala, 2. Ben Tapscott

Withdrawn

G. Adjournment

Chairperson Bachelor adjourned the Meeting at 8:12 P.M.

Prepared By: _____

Approved By: _____