

Oakland Unified School District

Board of Education
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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

Thursday, August 17, 2023

6:00 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)**

Facilities Committee

Benjamin "Sam" Davis, Chairperson

Clifford Thompson, Member

Valarie Bachelor, Member

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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)) 。

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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).

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

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الهاتف الصوتي:	الهاتف للصم والبكم:	الفاكس الإلكتروني:	البريد الإلكتروني:
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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/82192111168> 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 821 9211 1168, 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 in-person, please follow the directions of the Chairperson.*
- *To comment by Zoom, click the “Raise Your Hand” button to request to speak when Public Comment is being taken on the eligible Agenda item. You will be called on (by the name you logged in with), 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), press “*9” to “Raise Your Hand” to request to speak when Public Comment is being taken on the eligible Agenda Item. You will be called on (by the Area Code and the last three digits of your phone number), unmuted and allowed to make public comment. After the allotted time, 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-Joinin-g-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 Facilities Committee 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 “eComment” in bold on the cover page of the 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 Benjamin "Sam" Davis called the August 17, 2023, Facilities Committee Regular Meeting to order at 6:00 P.M.

B. Roll Call

- Present** 2 - Director Benjamin "Sam" Davis
Director Clifford Thompson
- Absent** 1 - Director 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.

None

D. Adoption of Committee Minutes



D.-1

[23-1809](#)**Minutes - Facilities Committee – June 15, 2023**

Adoption by the Facilities Committee of its Meeting Minutes of June 15, 2023.

Attachments: [Minutes - Facilities Committee – June 15, 2023](#)

A motion was made by Director Thompson, seconded by Director Davis, that the June 15, 2023, Facilities Committee Minutes be adopted. The motion carried by the following vote:

Aye: 2 - Director Benjamin "Sam" Davis
Director Clifford Thompson

Absent: 1 - Director Valarie Bachelor

Enactment No: 23-1463

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



F.-1

[23-1386](#)

Award of a Lease-Leaseback Agreement - Overaa Construction - Roosevelt Middle School Modernization Project - Division of Facilities Planning and Management

Approval by the Board of Education, upon recommendation by the Facilities Committee, of the Award of a Lease-Leaseback Agreement by and between the District and Overaa Construction, Richmond, CA, for the latter to provide preconstruction and construction services, as described in the Scope of Work, incorporated herein by reference as though fully set forth, for the Roosevelt Middle School Modernization Project, in an amount not to exceed \$49,000,000.00 with work scheduled to commence on August 24, 2023, and automatically ends on the date that the final Sublease Payment is due (estimated to be December 31, 2027),

Vendor No.: 003224

Resource Code-Site No.: 9655 212

Funding Source: Fund 21 Building Fund Measure Y

Attachments: [23-1386 Award of a Lease-Leaseback Agreement - Overaa Construction - Roosevelt Middle School Modernization Project - Division of Facilities Planning and Management \(Final - 8/23/2023\)](#)

Kenya Chatman, Executive Director, Facilities Planning and Management, responded to comments and questions on the Award of a Lease-Leaseback Agreement by and between the District and Overaa Construction.

Discussion - Vice President Thompson, Chairperson Davis

Public Comment:

In person - 1. Assata Olugbala, 2. Andrea Dawson, 3. Ginale Harris

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

Aye: 2 - Director Benjamin "Sam" Davis
Director Clifford Thompson

Absent: 1 - Director Valarie Bachelor

Enactment No: 23-1485

G. New Business



G.-1

[23-1801](#)

Facilities Projects for the 2023 Summer Break - Facilities Planning and Management

An oral report (progress update) by the Deputy Chief Facilities Planning and Management, or Designee, to the Facilities Committee on Facilities Projects for the 2023 Summer Break.

Attachments: [23-1801 Facilities Projects for the 2023 Summer Break - Facilities Planning and Management \(9/21/2023\)](#)

Kenya Chatman, Executive Director, Facilities Planning and Management, gave an oral report on the facilities project taken during the 2023 Summer Break. Kenya Chatman responded to comments and questions from the Committee.

Discussion - Vice President Thompson, Chairperson Davis

Public Comment:

In person - Assata Olugbala, Ginale Harris

Discussed

G.-2

[23-1811](#)

Report - Facilities Committee Liaison – BJJ Chairperson

A Report to the Facilities Committee, by the Chairperson, Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight (BJY) Committee, on the August 14, 2023, BJJ Committee Meeting.

Andrea Dawson, Chairperson, Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight (BJY) Committee, gave a report on the August 14, 2023, BJJ Committee Meeting and responded to comments and questions from the Facilities Committee.

Discussion - Vice President Thompson, Chairperson Davis

Public Comment:

In person - Assata Olugbala

Discussed and Closed

Enactment No:



G.-3

[23-1812](#)**General Obligation Bond Program Management - Facilities Planning and Management**

Presentation by the Deputy Chief Facilities Planning and Management, or designee, to the Facilities Committee on General Obligation Bond Program Management (Facilities Projects) by Brailsford and Dunlavey (B&D).

Attachments: [23-1812 General Obligation Bond Program Management - Facilities Planning and Management](#)

Ty Taylor, Program Director, Brailsford and Dunlavey, gave a presentation on the General Obligation Bond Program Management of Facilities Projects and responded to comments and questions from the Committee.

Discussion - Vice President Thompson, Chairperson Davis

Public Comment:

In person - 1. Ginale Harris, 2. Assata Olugbala, 3. Nia Jones, 4. Andrea Dawson

Discussed



G.-4

[23-1813](#)**Report (Update) - Planning and Spending Measure B, J, and Y Funding Projects - Facilities Planning and Management**

Presentation by the Deputy Chief Facilities Planning and Management, or designee, to the Facilities Committee on the Planning and Spending of Measure B, J, and Y Funded Projects as of August 2023, named below:

- Central Administrative Center at Cole Campus
- Claremont Middle School New Multi-Purpose Building & Kitchen
- Coliseum College Preparatory Academy Site Expansion
- Laurel Child Development Center New Construction
- McClymonds High School Modernization
- Roosevelt Middle School Modernization
- Melrose leadership Academy Modernization

Attachments: [23-1813 Report \(Update\) - Planning and Spending Measure B, J, and Y Funding Projects - Facilities Planning and Management](#)

Kenya Chatman, Executive Director, Facilities Planning and Management, gave a report on the Planning and Spending of Measure B, J, and Y Funded Projects as of August 2023, and responded to comments and questions from the Committee.

Discussion - Vice President Thompson, Chairperson Davis

Public Comment:

In person - Ginale Harris, Assata Olugbala

On Zoom - JT Mates-Muchin

Discussed and Closed

Enactment No:

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 [23-1810](#)

Public Comment on All Non-Agenda Items Within the Subject Matter Jurisdiction of the Facilities Committee - Up To 30 Minutes – August 17, 2023

Public Comment on All Non-Agenda Items Within the Subject Matter Jurisdiction of the Facilities Committee - Up To 30 Minutes - August 17, 2023.

In person - Assata Olugbala, Ginale Harris, Nia Jones

Presentation/Acknowledge 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 Davis adjourned the Meeting at 8:00 P.M.

Prepared By: _____

Approved By: _____