

# Oakland Unified School District

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## **Meeting Minutes Long - Final**

**Wednesday, May 6, 2015**

**6:15 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**

*Renee Swayne, Chair,*

*Pat Williams, Vice Chair*

*Shiree Teng, Secretary,*

*Members: Ariel Bierbaum, Cesar Escalante, George Holland, Chanu Lee, (Vacancy),  
(Vacancy)*

## A. Call to Order

*Chairperson Renee Swayne called the meeting to order at 6:15 P.M.*

## B. Roll Call

**Present** 5 - Member Ariel Bierbaum  
Member George Holland  
Member Cesar Escalante  
Vice Chairperson Patricia Williams  
Chairperson Renee Swayne

**Absent** 2 - Member Chanu Lee  
Secretary Shiree Teng

## C. Committee Minutes



[15-0865](#)

### **Minutes - Measures "A, B, & J Independent Citizens' School Facilities Bond Oversight Committee - Regular Meeting - April 1, 2015**

Approval by the "A, B, & J" Independent Citizens' School Facilities Bond Oversight Committee of its Regular Meeting Minutes of April 1, 2015.

**Attachments:** [Minutes - Measures "A, B, & J Independent Citizens' School Facilities Bond Oversight Committee - Regular Meeting - April 1, 2015](#)

**A motion was made by Member Holland, seconded by Vice Chairperson Williams, that this Minutes, Committee be Adopted . The motion carried by the following vote.**

**Aye:** 5 - Member Ariel Bierbaum  
Member George Holland  
Member Cesar Escalante  
Vice Chairperson Patricia Williams  
Chairperson Renee Swayne

**Absent:** 2 - Member Chanu Lee  
Secretary Shiree Teng

**Non-voting:** 0

Enactment No: 15-0582

## D. Speaker Request Cards/Modification(s) To Agenda

*None.*

## E. Unfinished Business

*None.*

 [13-2332](#)

**Report - Facilities Department - Arroyo Viejo CDC**

Presentation of a Report to the Measures "A, B, & J" Committee by the Facilities Staff regarding the completion of Arroyo Viejo CDC Project.

**Attachments:** [13-2332 Report - Facilities Department - Stonehurst and Arroyo Viejo CDC](#)

*Ray Mondragon, Deputy Chief, Early Childhood Education reported to the Committee that the site was completed in April 2014. Mondragon said the Center is currently in the final phase of the licensing process which includes a fire inspection. The fire inspection revealed some things that needed to be taken care of prior to moving forward with the State Licensing inspection. The last item on the work order was completed today. A return visit for a follow-up fire inspection is scheduled for next week. The childcare licensing component will follow. The plan is to open the CDC in August 2015.*

*Lynne Martin, Director, Early Childhood Education said she has communicated with the Fire Inspector and he may be able to perform the inspection this week.*

*Chairperson Swayne asked if anyone has checked on the site to determine if it is in good condition?*

*Martin replied visits are frequently made to the site to ensure the security of the perimeter as well as the interior. Martin said she was there last week and the Center is fine.*

*Questions from Committee Member Bierbaum*

- 1. Was there a fire inspection when the site was completed in 2014?*
- 2. Was the site up to code then and now it is not?*

*Martin responded there had been a fire inspection upon the completion of the building in 2014 and that inspection was okay. Now that the center is ready to be fully licensed, a more current inspection was required.*

*Issues*

- 1. A door became ajar that needed to be fixed*
- 2. Updating some of the fire alarms*

*Questions from Vice Chair Williams*

- 1. Has the District's strategy about CDC's changed and will more CDC's be opened?*
- 2. If not, how many are there now and will they continue to be operated as CDC's or re-deployed to some other strategy?*

*Mondragon responded no decision has been made or conversations about a change in CDC's strategy. There are 30 CDC's currently in the District that are fully operational and will continue to operate as they are now.*

*Chairperson Swayne said she was told the CDC at LaEscuelita does not have children and wanted to know the issues and the timeline for getting children into that CDC?*

*Mondragon said next month the CDC at LaEscuelita School will have children and seven new classrooms. Three of the seven classrooms are dedicated classrooms. Alice Street CDC will relocate at the United Nations CDC at LaEscuelita School. The move will take place the week before the Memorial Day weekend and there will be an Open House session for families and students to see the new school. May 26th will be the first day students from Alice Street CDC.*

Discussed

 [14-0879](#)

### Report - District Solar Projects

Presentation to the Measures "A,B, & J" Committee by the Facilities staff regarding District solar projects including which sites are in-progress, completed and pending.

**Attachments:** [14-0879 Report - District Solar Projects](#)

*David Colbert, Facilities Department said there is not enough data to generate the requested report. He said once enough data has been collected, he will begin providing the information to the Committee.*

Discussed

 [15-0339](#)

### Measures "A, B, & J" Independent Citizens' School Facilities Bond Oversight Committee 2013/2014 Audit Report

Discussion and follow-up to the acceptance by the Committee of the Measures "A, B, & J" 2013/2014 Audit Report.

**Attachments:** [15-0339 Measures "A, B, & J" Independent Citizens' School Facilities Bond Oversight Committee 2013/2014 Audit Report](#)

*Michael Ezra, Facilities Accountant, said the audit is complete and the auditor is ready to present the report one week earlier than the original date of May 27th.*

Discussed

 [15-0336](#)

### Measures "A, B, & J" Independent Citizens' School Facilities Bond Oversight Committee - 2013/2014 Annual Report - Renee Swayne, Chairperson

Presentation - Measures A, B, and J Independent Citizens School Facilities Bond Oversight Committee - 2013-2014 Annual Report to the Public and to the Board of Education.

**Attachments:** [15-0336 Presentation - Measures "A, B, & J" Independent Citizens' School Facilities Bond Oversight Committee 2013/2014 Annual Report](#)  
[15-0336 Measures "A, B, & J" Independent Citizens' School Facilities Bond Oversight Committee - 2013/2014 Annual Report - Renee Swayne, Chairperson](#)

*David Colbert said he is working with the Ad Hoc Committee to finalize the report.*

*Chairperson Swayne noted several changes in the Annual Report.*

- 1. The Ad Hoc Committee did not like the renderings used in the Annual Report and have replaced it with an actual photo of Castlemont High School's Solar Project.*
- 2. Several photos were changed.*
- 3. A section on Community Engagement was added.*

*Vice Chair Williams suggested Committee Members forward all comments to her and she will forward to David Colbert.*

Discussed

[15-0444](#)

**Report - Vacancies on the Measures "A, B, & J" Committee**

Presentation of a status report regarding the filling of vacancies on the Measures "A, B, & J" Committee.

*Jody London, Vice President of the Board of Education encouraged Committee Members to think about someone they know to serve on the committee. She said the Board is aware of the current vacancies that exist on the Committee and she is working with the Superintendent to fill those vacancies.*

**Discussed**

[15-0674](#)

**Position - Deputy Chief, Facilities Management**

A discussion by the Measures "A, B, & J" Committee of the position of Deputy Chief, Facilities Planning and Management, the District's Conflict of Interest Policy and related issues, if any.

*There was no staff present at the meeting to provide a follow-up report to Committee Members.*

*Vice Chair Williams said Measure J funds are being used to pay the salary for this position and it is the committee's expectation that at every meeting there will be a report to the committee regarding the hiring process for the position.*

*Edgar Rakestraw, Executive Assistant for the Board of Education addressed the committee and said he would convey the Committee's expectation to the Superintendent.*

*Vice President Jody London addressed the Committee and said it was her understanding that the Superintendent is first focusing on filling the position of Chief Operating Officer (COO) first and will then fill the Facilities vacancy. She said that the Superintendent has conveyed to the Board that it is his expectation to have the COO position filled by the end of June.*

**Discussed**

**F. New Business**

 [15-0673](#)

**Presentation - Lease Leaseback Delivery Model - District Capital Projects**

Presentation to the Measures "A, B, & J" Committee on the use of the Lease Leaseback delivery model for District Capital Projects.

**Attachments:** [15-0673 Memorandum - Lease Leaseback Delivery Model - District Capital Projects](#)  
[15-0673 Measure B Construction Cost Comparison Spreadsheet - District Capital Projects - March 18, 2015](#)

*There was no staff presentation to the committee and no committee discussion.*

*Public Comments*

*Mike Hutchinson said from the definition in the report attached to the agenda, there is no design phase. The District negotiates directly with the contractor or construction firm. He wanted to know if there is no design phase in the Lease Leaseback Delivery Program, how can there be community engagement around the design phase? When the community asks questions and why they were not able to participate, no one can give an answer.*

**Discussed**

 [15-0866](#)

**Measures A, B, & J (Fund 2122) - Budget to Actual Expenditures, Cash Flow Projections Through April 30, 2015**

Presentation of the Measures A, B, and J Independent Citizens' School Facilities Bond Oversight Committee (Fund 2122) - Budget to Actual Expenditures, and Cash Flow Projections through April 30, 2015

**Attachments:** [15-0866 Measures A, B, & J \(Fund 2122\) - Budget to Actual Expenditures, cash Flow Projections Through April 30, 2015](#)

*Michael Ezra presented the Budget to Actual Report for Measures B and J.*

*Chairperson Swayne noted a request by the Committee was made to change the format in reporting on consultants.*

*Ezra said he did a footnote on today's report to address the issue.*

*Chairperson Swayne wanted to know with Lance Jackson serving in the Interim Deputy position, would his salary show under consultants?*

*Ezra said it would show under SGI Construction Contract - Consultants - Fund 21.*

*Ariel Bierbum asked if the consultant fees could be listed on the summary page to show how much each consultant was paid per month?*

**Discussed**

**15-0920**      **Report - Facility Site Visits - May 1,2015**

Report from Committee Members of the Site Visits of May 1, 2015 to Greenleaf School and Madison Park Upper Campus.

*Chairperson Swayne reported on the May 1st visit to Greenleaf/Whittier and Madison Park – Both are expansion projects so the work has not begun at either school site.*

*Mr. Rakestraw noted for the record it was individual members who attended the site visit, and the Committee as a whole was not present due to a lack of a quorum during the site visit.*

**Discussed**

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

**15-0867**      **Public Comments on All Non-Agenda Items Within the Subject Matter Jurisdiction of the Committee - May 6, 2015**

Public Comments on All Non-Agenda Items Within the Subject Matter Jurisdiction of the Measures “A, B, & J” Bond Oversight Committee - May 6, 2015.

*Mr. Hutchinson said there was a person in the audience whose name appeared for approval as a member for the Measures A, B & J Committee on a Board of Education Agenda. Her name disappeared and another name was put in her place. Hutchinson said he is shocked the Committee is still looking for applicants and encouraged the community to visit the sites. Hutchinson talked about the new Central Kitchen project and questioned the District's decision tear down the Marcus Foster site to build a kitchen on the site.*

**H.    Introduction of New Legislative Matter**

*None.*

**I.    Adjournment**

*Chairperson Swayne adjourned the meeting at 7:00 P.M.*

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

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