

Oakland Unified School District

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Meeting Minutes Long - Final

Monday, January 13, 2025

6:30 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)

Measures B, J, and Y Independent Citizens' School Facilities

Bond Oversight Committee

***Chairperson: Andrew Butler, Vice Chairperson: Alexandra Park, Secretary: Viola
Gonzales***

***Members: Andrea Dawson, Sarah Price, John Jones III, Angela Darby, Anana Clark,
(Vacancy)***

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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.

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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.

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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/81131825471> 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>.*
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- *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.*

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-Joining-a-meeting-by-phone.

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- 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

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Or by clicking the "eComment" in bold link on the cover page of this Agenda.

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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 Andrew Butler called the January 13, 2025, Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee Meeting at 6:32 P.M.

B. Roll Call

Present 7 - Member Anana Clark
Member John Jones III
Member Angela Darby
Member Sarah Price
Member Andrea Dawson
Secretary Viola Gonzales
Chairperson Andrew Butler

Absent 2 - Member (Vacancy) (Vacancy)
Vice Chairperson Alexandra Park

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



D.-1

[25-0088](#)

Minutes - Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight – October 29, 2024

Adoption by the Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee of its Meeting Minutes of October 29, 2024.

Attachments: [25-0088 Minutes - Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight – October 29, 2024](#)

Public Comment - None

A motion was made by Secretary Gonzales, seconded by Member Dawson, that the October 29, 2024, Committee Meeting Minutes, be Adopted. The motion carried by the following vote:

Aye: 6 - Member John Jones III
Member Angela Darby
Member Sarah Price
Member Andrea Dawson
Secretary Viola Gonzales
Chairperson Andrew Butler

Abstained: 1 - Member Anana Clark
Absent: 1 - Vice Chairperson Alexandra Park
Non-voting: 1 - Member (Vacancy) (Vacancy)

Enactment No: 25-0066



D.-2

[25-0087](#)

**Minutes - Measures B, J, and Y Independent Citizens' School
Facilities Bond Oversight – November 1, 2024**

Adoption by the Measures B, J, and Y Independent Citizens' School
Facilities Bond Oversight Committee of its Meeting Minutes of November
1, 2024.

Attachments: [25-0087 Minutes - Measures B, J, and Y Independent
Citizens' School Facilities Bond Oversight – November 1,
2024](#)

Public Comment - None

**A motion was made by Secretary Gonzales, seconded by Chairperson
Butler, that the November 1, 2024, Committee Meeting Minutes, be
Adopted. The motion failed by the following vote:**

Aye: 4 - Member Angela Darby
Member Andrea Dawson
Secretary Viola Gonzales
Chairperson Andrew Butler

Abstained: 3 - Member Anana Clark
Member John Jones III
Member Sarah Price

Absent: 1 - Vice Chairperson Alexandra Park

Non-voting: 1 - Member (Vacancy) (Vacancy)

Enactment No: 25-0067



D.-3

[25-0066](#)

**Minutes - Measures B, J, and Y Independent Citizens' School
Facilities Bond Oversight – September 9, 2024**

Adoption by the Measures B, J, and Y Independent Citizens' School
Facilities Bond Oversight Committee of its Meeting Minutes of September
9, 2024.

Attachments: [25-0066 Minutes - Measures B, J, and Y Independent
Citizens' School Facilities Bond Oversight – September 9,
2024](#)

Public Comment - None

**A motion was made by Member Dawson, seconded by Chairperson
Butler, that the September 9, 2024, Committee Meeting Minutes, be
Adopted. The motion carried by the following vote:**

Aye: 6 - Member John Jones III
Member Angela Darby
Member Sarah Price
Member Andrea Dawson
Secretary Viola Gonzales
Chairperson Andrew Butler

Abstained: 1 - Member Anana Clark

Absent: 1 - Vice Chairperson Alexandra Park

Non-voting: 1 - Member (Vacancy) (Vacancy)

Enactment No: 25-0068

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

[24-2697](#)

Report - Planning and Spending Measure B, J, and Y Funding Projects - Facilities Planning and Management

Presentation by Chief Systems and Services, or Designee, of a Report 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 for the Schools named herein below:

- 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,
- Fremont High School Modernization,
- Garfield Elementary School Modernization,
- Kaiser Early Childhood Learning Center Site Improvements,
- Laurel Child Development Center ("CDC") New Construction,
- McClymonds High School Modernization,
- Melrose Leadership Academy Modernization,
- Roosevelt Middle School Modernization, and
- West Oakland Middle School Window Replacement.

Attachments: [24-2697 Report - Planning and Spending Measure B, J, and Y Funding Projects - Facilities Planning and Management \(1/13/2024\)](#)

Ellen Clements, Program Manager, Facilities Planning and Management, gave a report on the Planning and Spending of Measure B, J, and Y Funded Projects for the Schools named.

- Central Administrative Center at Cole Campus New Construction and Site Improvements, more than 75 % of the budget has been spent, nearing completion, pending minor construction like landscaping, final inspection of elevator and final cleanup and repairing of windows damaged from last quarter.

- Claremont Middle School New Multi-Purpose Building & Kitchen, nearing completion, health department inspections, contractor's punch list, ribbon cutting ceremony, final resolution of fire alarm and intrusion alarm pending.

- Coliseum College Prep Academy Site Expansion, in design –anticipating start to bid at the end of the year with construction start of 2026 and estimates due of this week.

- Fremont High School Modernization to start construction this quarter of several classroom buildings, holding to completion date, having submitted to DSA. Bid walk complete.

- Garfield Elementary School Modernization, in design, 100% schematics received and accepted by OUSD, lease lease back contractor interviews to be done this week; goes to board in March; working with PGE to install temp electricity to portables during construction.

- Kaiser Early Childhood Learning Center. Site Improvements, construction nearly completed, working with state architect for final closeout and certification.
- Laurel Child Development Center ("CDC") New Construction, complete, working with state architect to close out project.
- McClymond's High School Modernization, plans, submitted to state department of architecture—it will take 4-6 months for state to review project. Facilities will take it to bid right after that.
- Melrose Leadership Academy Modernization, in design, started procurement of contractor team. Design/development drawings approved by district.
- Roosevelt Middle School Modernization, in DSA —expect approval in March and construction to follow.
- West Oakland Middle School Window Replacement. In construction. Holding to completion date of June 2025. Started abatement and demolition of Building F.

Ellen Clements responded to comments and questions from the Committee.

Discussion - Members Dawson, Jones III, Price, Clark, Secretary Gonzales, Chairperson Butler

- Question that applies to all projects, what does the phrase "future potential financial outlook" refer to in the report.
- Question regarding \$500,000 change order for Laurel CDC. Initial responses are that delays were caused by need for coordination with City of Oakland and Pacific Gas and Electric (PG&E) Company around electrifying the building. Committee members would like to know more details. What caused the increase of fees for McClymonds? Breakdown requested.
- In the monthly report on projects, are dollars tied to spending. How is that calculated?
- How are the architects and general contractors found? How is it decided upon? Staff explained competitive process and qualifications required from contractors and architects—including staff plan, local business requirements. To help new committee members, Member Andrea Dawson helped explain different types of methods possible in procuring services, including hard bid; lease lease back and design build.
- How do current Fremont modernization plans relate to earlier updates? Response is that it is removing portable and building new.
- Clarification on what is required when Division of State Architect (DSA) does a closeout to wrap up the work, what is involved.
- On Cole Campus, what is the plan? Who will be housed there? Change orders are 22%.
What productive use will we put on that building?
- Pranita Ranbhise, Director, Facilities Planning and Management, responded, joined by Facilities Staff on Zoom to help respond to inquiries.

She said that all Central Staff to be housed there. Workplan to be in office will involve a staggered opening for staff.

- Committee asked: If OUSD doesn't have student occupancy, what is the expected use?

- Question: what is needed? Under what conditions could space be leased?

Staff were asked to bring back thought of what would it take to make the investment be put to productive use.

Five speakers spoke regarding what they see as ongoing needs at McClymonds during Public Comment.

Public Comment - 1. Assata Olugbala, 2. Ginale Harris, 3. Ben Tapscott, 4. Jeffrey sims, 5. Ashley Handy

Discussed

G. New Business

 G.-1

[25-0089](#)

**Measures B, J, and Y Independent Citizens' School Facilities Bond
Oversight Committee - Budget to Actual Expenditures and Cash
Flow Projections as of September 30, 2024**

A Presentation to the Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee, of the Measures B and J Budget to Actual Expenditures and Cash Flow Projections as of September 30, 2024. (Expenditure Report)

Attachments: [25-0089 Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee - Budget to Actual Expenditures and Cash Flow Projections as of September 30, 2024 Public Comment Document - Ben Tapscott \(1/13/2025\)](#)

Michael Ezeh, Accountant, Facilities Planning and Management, gave a report of the Measures B and J Budget to Actual Expenditures and Cash Flow Projections as of September 30, 2024.

Michael Ezeh provided an overview of the Expenditure Report showing that both Measure B and Measure J funds have been fully drawn leaving about \$370 Million to be drawn down in un-issued bonds. Next report will be as of December 31, 2024.

Michael Ezeh responded to comments and questions from the Committee. Ty Taylor, Director, Facilities Planning and Management, provided additional comments.

Discussion - Members Price, Jones III, Dawson, Clark, Secretary Gonzales, Chairperson Butler

Committee Members asked several questions regarding the report.

- Ty Taylor, Director, Facilities Planning and Management, appeared next to Mr. Ezeh to help respond to some of the questions, such as around the Bond Program Contingency that indicates that 55% has been expended. Are we at 55% of hard costs? Taylor explained that staff is working on reconciliation of soft costs for current fiscal year, reviewing all invoices. (Soft costs would be architects and planning) versus hard costs (brick and tile).

- He noted some discrepancies that needed more research such as \$5.0 Million for Cole and \$3.5 Million went to Laurel Child Development Center (CDC) but that is not showing up correctly. As an aside, he explained that every project had its own contingency but if the budget surpassed that then the overall contingency might be tapped.

- There were presentation errors such as the carryover number from fiscal year to next fiscal year for Fund 25 and Fund 35 as can be seen in pages 20-21 of the report.

- Clarification was given that Fund 35 dollars cannot be used for administrative purposes and must be directly related to education of children.

- There was an error noted on page 19 of 31, the third line from the top lists Castlemont and McClymonds but in actuality the investment was only for Castlemont. (Measure B expenditures)

- On the one-page summaries for each major project under Measure Y titled, Project Budget Reconciliation, there were Committee Member specific questions on the Cole Administration Building. Consensus among Committee members that the \$8.8 Million listed on the report as remaining budget (or the correct amount given that staff suggested that there may be invoices outstanding) remains unencumbered that the balance be put back into the pot for other use. Hence, no further dollars should be expended at this time on this site as the dollars cannot be justified.

Public Comment - 1. Assata Olugbala, 2. Ginale Harris, 3. Ben Tapscott, 4. Jeffrey Sims, 5. Ashley Handy, 6. Jesse King

Public Speaker Ben Tapscott provided the following document attached.

Discussed



G.-2

[24-2330](#)

**Amendment No. 3, Measure Y Spending Plan - October 2024 -
Facilities Planning and Management (First Read)**

Presentation to the Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee, by Chief Systems and Services, or Designee, of the perspective revisions to the Measure Y Spending Plan (First Read) as of October 2024.

Attachments: [24-2330 Presentation - Amendment No. 3, Measure Y Spending Plan - October 2024 - Facilities Planning and Management \(First Read\) \(11/14/2024\)](#)
[24-2330 Memorandum - Amendment No. 3, Measure Y Spending Plan - October 2024 - Facilities Planning and Management \(First Read\) \(11/14/2024\)](#)

Ty Taylor, Director, Facilities Planning and Management, gave a presentation of the perspective revisions to the Measure Y Spending Plan (First Read) as of October 2024.

- Mr. Tyler drew our attention to slides 5-6 of his PowerPoint presentation to help give new committee members perspective on where the school district is relative to revising its Spending Plan.

- The Board of Education is expected to approve Revision 2 to the Measure Y Budget in February 2025 with thoughts to integrate with 2025 Master Plan (Revision 3) with final revision (Revision 4) to align the budget to adjust for escalation and changes for the new fiscal year 2025-2026 in the June-July 2025 time frame.

Staff are looking for how to prioritize bond priorities to support

1. To fund future construction –renovation or demolition and new or programmatic space for alternative education and career technical education programming at 1025 Second Avenue...

- Two vacant sites that have incurred much vandalism and blight require demolition and the estimated costs are: 1025 Second Avenue: \$13.5 million, Ralph Bunche Academy: \$2 million.

2. Lead Remediation to repurpose the 4th draw of the bond for water lead issues.

3. There are no further unallocated dollars. All projects have been identified or defined. This is correct although the report distributed including "various sites" incorrectly under Facilities and Technology Investments.

4. No current major revisions to the major projects.

Options for Contemplation are:

Option A - delay Construction Start of Garfield Elementary School until 2027 and that funding goes to the 1025 Second Avenue Project.

Option B - Borrow \$15 million from Bond Program Contingency to Draw.

The following three delay district wide initiatives:

Option C - Delay replacement turf fields (\$10.5 Million) and Living School Yards(\$4 Million)

Option D:

- Delay Information Technology (IT) projects (\$2.3 Million)*
- Delay Energy Efficiency light-emitting diode (LED) lighting (\$7 Million)*
- Delay Safety Investments/Playmatting (\$ 4 Million)*
- Delay Ventilation & Air Quality (1.7 Million)*

Option E:

- Stop or delay solar projects and energy efficiency projects to the 4th draw*
- Solar Projects (\$10.8 Million) and Energy Efficiency (\$4.2 Million)*

Ty Taylor responded to comments and questions from the Committee. Pranita Ranbhise, Director, Facilities Planning and Management, provided additional comments to Committee Members comments and questions.

Discussion - Members Price, Jones III, Dawson, Clark, Secretary Gonzales, Chairperson Butler

No committee members voiced interest to delay construction of Garfield Elementary School. Two members with extensive experience in facilities spoke strongly favoring Option E. as they thought this was an investment that was speculative and benefits, if any, would not be realized immediately by students.

Two Committee Members spoke against spending funding on demolition until more was known. One Committee member favored setting aside some funding to redevelop 1025 Second Avenue—not necessarily the entire amount being considered for “demolition”.

Director Ranbhise, gave a report on the contract let to evaluate 10 OUSD properties that are underutilized or not utilized. Consulting team has identified three properties and will be speaking to board members in closed session and later perhaps with the public with a study session. More data will be forthcoming in the first quarter. This could be an opportunity to generate badly needed revenue to the district.

Public Comment - 1. Assata Olugbala, 2. Ben Tapscott, 3. Jeffrey Tulah, 4. Ginale Harris

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 [25-0090](#)

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 – January 13, 2025

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 - January 13, 2025.

1. Assata Olugbala, 2. Ben Tapscott, 3. Jeffrey Sims, 4. Ginale Harris

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 Butler adjourned the Meeting at 8:35 P.M.

Prepared By: _____

Approved By: _____