

Oakland Unified School District

Board of Education
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http://www.ousd.org



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Meeting Minutes Long - Final

Thursday, October 5, 2023

6:30 PM

Special Meeting

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: Andrea Dawson, Vice Chairperson: Andrew Butler, Secretary: Sarah Price

*Members: Andrew Nelsen, Leslie Ayers, Alexandra Park, (Vacancy), (Vacancy)
(Vacancy)*

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

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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/84857679525> 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.*

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 Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight 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 Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee Agenda "eComment" or from the Legislative Information Center, as follows:

- *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*
- *If day of Meeting, click Calendar Tab>Today>Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight 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 - 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.

The Superintendent or designee shall consult with the Committee Chair regarding the selection of the Finance and Performance Auditor and the Financial Advisor as well as the hiring of a Deputy Facilities Chief. This consultation shall include appointing the Committee Chair or designee to the selection panel, if there is one, for the Finance and Performance Auditor, the Financial Advisor, and the Deputy Chief, Facilities Planning and Management to the extent permitted by law.

A. Call to Order

Chairperson Andrea Dawson called the Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight (BJY) Committee Meeting to order at 6:30 P.M.

B. Roll Call

Present 5 - Member Alexandra Park
Member Leslie Ayers
Secretary Sarah Price
Vice Chairperson Andrew Butler
Chairperson Andrea Dawson

Absent 3 - Member (Vacancy) (Vacancy)
Member 2_(Vacancy) (Vacancy)
Member Andrew Nelsen

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.

F.-5 was taken up after F.-2. All other items were taken up in Agenda printed order.

D. Election of Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee Officers – 2023 Unexpired Term

Roll Call (Secretary's Observation)

Member Andrew Nelsen is present at 6:33 P.M.

Present 6 - Member Alexandra Park
Member Leslie Ayers
Member Andrew Nelsen
Secretary Sarah Price
Vice Chairperson Andrew Butler
Chairperson Andrea Dawson

Absent 2 - Member (Vacancy) (Vacancy)
Member 2_(Vacancy) (Vacancy)

D.-1 [23-1797](#)

**Nomination(s), Secretary, Measures B, J, and Y Independent
Citizens' School Facilities Bond Oversight Committee – 2023
Unexpired Term**

Acceptance of Nomination(s) from the membership for the position of Secretary of the Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee for the 2023 Unexpired Term.

Note: Any Regular member of the Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee is eligible for nomination to an elected officer position. A member may self-nominate, no second required [RONR (11th ed), p. 431, II, 31-35 p. 433, II, 1-2.]

Nominee(s) may have up to 2 Minutes to make nomination acceptance speech.

Chairperson Dawson opened the floor for nominations of the BJY Committee Secretary for the 2023 Unexpired Term.

Member Nelsen nominated Sarah Price as Secretary for 2023 Unexpired Term.

Chairperson Dawson closed nominations for the BJY Committee Secretary for the 2023 Unexpired Term.

Sarah Price elected not to give an up to two (2) minute speech.

Public Comment - None

Discussed and Closed

Enactment No:

D.-2 [23-1798](#)

**Election of the Secretary, Measures B, J, and Y Independent
Citizens' School Facilities Bond Oversight Committee – 2023
Unexpired Term**

Shall Sarah Price be elected Secretary, Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee, for the 2023 Unexpired Term?

Shall Sarah Price be Elected Secretary, Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee for the 2023 Unexpired Term? The Roll Call Results are:

Aye: 6 - Member Alexandra Park
Member Leslie Ayers
Member Andrew Nelsen
Secretary Sarah Price
Vice Chairperson Andrew Butler
Chairperson Andrea Dawson

Non-voting: 2 - Member (Vacancy) (Vacancy)
Member 2_(Vacancy) (Vacancy)

Enactment No: 23-1794

E. Unfinished Business



E.-1

[21-1591](#)

Report - Construction Delivery Methods - Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee

A Report to the Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee by Chief of Systems and Services or Designee, of Construction Delivery Methods - Design Bid Lease, Lease Lease-Back, and Design-Build.

Attachments: [21-1591 Presentation - Construction Delivery Methods - Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee \(10/5/2023\)](#)

Mark Newton, Program Manager, Brailsford & Dunlavey, gave a presentation on the Construction Delivery Methods - Design Bid Lease, Lease Lease-Back, and Design-Build. Mark Newton responded to comments and questions from the Committee. David Colbert, Director, Facilities Planning and Management, provided additional responses to Committee members comments and questions.

Discussion - Member Park, Secretary Price, Vice Chairperson Butler, Chairperson Dawson

Questions were posed by BJY Committee Members on the lessons learned from the Central Kitchen project, how the number of bids are impacted by the delivery method used and the results of implementation of each delivery method by B&D.

Public Comment:

In Person - 1. Assata Olugbala, 2. Ben Tapscott

Discussed

F. New Business

 F.-1 [23-2214](#)

Board Bylaw (BB) 9131 - Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee

A discussion by the Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight (BJY) Committee on the roles and responsibilities of the BJY Committee as described in Board Bylaw 9131.

Attachments: [23-2214 Board Bylaw \(BB\) 9131](#)

Chairperson Dawson opened the floor for discussion on the roles and responsibilities of the BJY Committee as described in Board Bylaw 9131.

Discussion - Member Nelsen, Chairperson Dawson


Member Nelson gave an overview on the roles and responsibilities of the BJY Committee as described in Board Bylaw 9131.

Member Nelsen, after his overview, requested to staff to bring change orders of B, J, and Y funded projects to the BJY Committee for review before submitting said change orders to the Board of Education for possible approval.

Public Comment:

In Person - 1. Assata Olugbala, 2. Ben Tapscott

Discussed

 F.-2

[23-1812](#)

General Obligation Bond Program Management - Facilities Planning and Management

Presentation by the Chief of Systems and Services, or designee, to the Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee on General Obligation Bond Program Management Services by Brailsford and Dunlavey (B&D).

Attachments: [23-1812 General Obligation Bond Program Management - Facilities Planning and Management \(10/5/2023\)](#)

Ty Taylor, Director, Brailsford & Dunlavey (B&D), gave a presentation on the General Obligation Bond Program Management Services by B&D. Ty Taylor responded to comments and questions from the Committee. David Colbert, Director, Facilities Planning and Management, and Mark Newton, Program Manager, B&D, provided additional responses to Committee Members comments and questions.

Discussion - Members Park, Nelsen, Chairperson Dawson

Member Nelson would like to know what is the cost of the B&D contract for OUSD. Ty Taylor said he will provide that information at a future meeting.

Member Park had a question on schedule prioritization and why some projects were left to end.

Public Comment:

In Person - 1. Assata Olugbala, 2. Ben Tapscott, 3. Misty Cross

Discussed

 F.-3

[23-2009](#)

**Report (Update) - Planning and Spending Measure B, J, and Y
Funding Projects - Facilities Planning and Management**

Presentation by the Chief of Systems and Services, or Designee, of a Report (Update) 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 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, and
- Melrose Leadership Academy - Modernization
- Kaiser Early Childhood Learning Center - Site Improvements
- Garfield Elementary School - Site Modernization

Attachments: [23-2009 Report \(Update\) - Planning and Spending Measure B, J, and Y Funding Projects - Facilities Planning and Management \(12/11/2023\)](#)

Not Discussed and/or Taken Up

F.-4

[23-2212](#)

**Committee Vacancies - Measures B, J, and Y Independent
Citizens' School Facilities Bond Oversight Committee**

A discussion by the Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight (BJY) Committee on filling BJY Committee Vacancies.

Not Discussed and/or Taken Up

 F.-5

[23-2011](#)

Progress Update - Central Administrative Center at Cole Campus - Facilities Planning and Management

Presentation by the Chief of Systems and Services, or designee, to the Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee of a progress update on the Central Administrative Center at Cole Campus.

Attachments: [23-2011 Presentation - Central Administrative Center at Cole Campus - Facilities Planning and Management \(11/16/2023\)](#)

Mark Newton, Program Manager, Brailsford & Dunlavey, with Elena Comrie, Project Manager, Facilities Planning and Management gave a progress update on the Central Administrative Center (CAC) at Cole Campus. Mark Newton and Elena Comrie responded to comments and questions from the Committee.

Discussion - Member Ayers, Park, Secretary Price, Vice Chairperson Butler, Chairperson Dawson

The ask of the Board in the presentation, attached herein, is to move \$5,000,000.00 from program contingency to the CAC at Cole project.

Several BJY Committee Members reiterated that the CAC at Cole project should not receive any more funds and that the rest of the program contingency should go to school projects.

Secretary Price asked about soil and how did OUSD staff not investigate this.

Member Nelson took issue with the funding for new furniture at CAC, and further stated that OUSD staff should consider using existing unused furniture in OUSD.

Public Comment:

In Person - 1. Ben Tapscott, 2. Assata Olugbala

Discussed

F.-6 [23-2010](#)

**Report - Measures B, J, and Y Independent Citizens' School
Facilities Bond Oversight Committee Liaison – Director Benjamin
"Sam" Davis**

A Report to the Measures B, J, and Y Independent Citizens' School
Facilities Bond Oversight Committee, by the Board Liaison, Benjamin
“Sam” Davis, on the perspective October 19, 2023, Facilities Committee
Agenda topics.

*Director Benjamin "Sam" Davis gave a brief liaison report on BJJY Committee
vacancies and recruitment and the upcoming Facilities Committee Agenda
topics on October 19, 2023.*

Public Comment - None

Discussed

G. Adjournment

Chairperson Dawson adjourned the Meeting at 8:41 P.M.

Prepared By: _____

Approved By: _____