

Oakland Unified School District

Board of Education
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Meeting Minutes Long - Final

Monday, May 13, 2024

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

Members: Andrew Nelsen, Leslie Ayers, Alexandra Park, Viola Gonzales, John Jones III, Angela Darby

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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) ។

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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/88199414830> 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 881 9941 4830, 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 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 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 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 Board of Education 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 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

Vice Chairperson Andrew Butler called the Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight (BJY) Committee Meeting to order at 6:34 P.M.

B. Roll Call

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

Absent 3 - Member John Jones III
Member Angela Darby
Chairperson Andrea Dawson

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

[24-1321](#)

Minutes - Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight – April 8, 2024

Adoption by the Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee of its Meeting Minutes of April 8, 2024.

Attachments: [24-1321 Minutes - Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight – April 8, 2024](#)

Public Comment - None

A motion was made by Vice Chairperson Butler, seconded by Member Gonzales, that the April 8, 2024 BJJ Committee Meeting Minutes, be Adopted. The motion carried by the following vote:

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

Absent: 3 - Member John Jones III
Member Angela Darby
Chairperson Andrea Dawson

Enactment No: 24-1117



D.-2

[24-1323](#)

**Minutes - Measures B, J, and Y Independent Citizens' School
Facilities Bond Oversight – May 3, 2024**

Adoption by the Measures B, J, and Y Independent Citizens' School
Facilities Bond Oversight Committee of its Meeting Minutes of May
3, 2024.

Attachments: [24-1323 Minutes - Measures B, J, and Y Independent
Citizens' School Facilities Bond Oversight – May 3, 2024](#)

Public Comment - None

**A motion was made by Vice Chairperson Butler, seconded by Member
Gonzales, that the May 3, 2024, BJJ Committee Meeting Minutes, be
Adopted. The motion carried by the following vote:**

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

Absent: 3 - Member John Jones III
Member Angela Darby
Chairperson Andrea Dawson

Enactment No: 24-1118

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

[24-1156](#)

Facility Site Visit – Roosevelt Middle School Modernization Project and Garfield Elementary School Modernization Project - May 3, 2024

A debriefing by the Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee of its Facility Site Visit on the construction status of Roosevelt Middle School Modernization Project and Garfield Elementary School Modernization Project, respectively, on May 3, 2024.

Attachments: [24-1156 Facility Site Visit – Roosevelt Middle School Modernization Project and Garfield Elementary School Modernization Project - May 3, 2024](#)

Vice Chairperson Butler opened the floor for Committee Members' debriefings of Roosevelt Middle School Modernization Project and Garfield Elementary School.

Discussion - Members Park, Gonzales, Nelsen

- Member Nelson reiterated to Facilities Staff that Garfield Elementary School needs field access to Garfield Park for the portables, and noted how responsive the Roosevelt Project Manager was to community concerns. It is good the Garfield parents are so involved - all our schools should get good project response, not just the ones with very active parents.

Public Comment - 1. Jabari Herbert, 2. Assata Olugbala

Discussed

Roll Call (Secretary's Observation)

Angela Darby is present at 6:47 P.M.

 F.-2

[23-2772](#)

Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee - 2023-2024 Annual Report

A discussion and possible adoption by the Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee of its 2023-2024 Annual Report.

Attachments: [23-2772 Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee - 2023-2024 Annual Report](#)

Vice Chairperson Butler opened the floor for discussion and possible adoption of BJY Committee's 2023-2024 Annual Report.

Discussion - Members Nelsen, Park, Gonzales

- Member Nelson gave an overview of draft, and mentioned there is still a lot of work to do. Member Nelsen said that he wants to work on a Change Order (CO) process and that includes equity for allocating additional funds to Bond projects. Member Nelsen further said that CO review is within the BJY Committee's purview. Member Nelsen further stated that the Annual Report needs to be adopted in June 2024 and requested if any Committee Members have any suggestions to send them to him via email.

- Member Park reiterated that the BJY Committee wants to be notified of discretionary COs before they happen. Member Park also said that the updated Facility Master Plan needs to be viewed with equity lens.

Public Comment - Assata Olugbala

Discussed

G. New Business

G.-1 [24-1325](#)

**Status Report - Central Kitchen - Measures B, J, and Y
Independent Citizens' School Facilities Bond Oversight
Committee**

A Presentation of a verbal status report on the Central Kitchen to the Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee by Chief Systems and Services or designee.

Preston Thomas, Chief Systems and Services along with Roland Broach, Executive Director, Central Kitchen gave a verbal status report on the Central Kitchen and responded to comments and questions from the Committee.

Discussion - Members Ayers, Gonzales, Park, Vice Chairperson Butler

- *Recently the Executive Director for the Central Kitchen left the position.*
- *Central Kitchen has scaled up and is now able to supply all District Schools meals. Central Kitchen is still very under capacity such as, it has not been able to supply to charter schools.*
- *Working on distributing bulk items to sites and doing upgrades at receiving schools so meals won't be wrapped in plastic which makes them mushy.*
- *The Goal of Central Kitchen is to have 40% of meals are made from scratch. Currently about 25% of meals are made from scratch. Many sites are still receiving packaged foods.*
- *Member Ayers said it's important to fix up cafeterias so kids actually want to eat in them.*
- *Member Park has mixed review on meals from kids.*
- *Secretary Price explained history of project to new members. While it is good the District is no longer using Rev Foods, this was a massive investment by the District that was about 4 schools worth of funding. Secretary Price believes this investment is not proving to be a good one. The Central Kitchen was too expensive for what we got. Cole Administrative Center is proving to be similar. The District needs to make better investments with bond funds.*

Public Comment - Assata Olugbala

Discussed



G.-2

[24-1312](#)

**Cole Administrative Center Project - Budget Increase \$5 Million
- Division of Facilities Planning and Management**

Discussion and possible Adoption by the Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee of a recommendation to the Board of Education, on Resolution No. 2324 -0214 Cole Administrative Center Project - Budget Increase \$5 Million (May 22, 2024).

Attachments: [24-1312 Presentation - Cole Administrative Center Project - Budget Increase \\$5 Million - Division of Facilities Planning and Management \(5/22/2024\)](#)
[24-1312 Memorandum - Cole Administrative Center Project - Budget Increase \\$5 Million - Division of Facilities Planning and Management \(5/13,16,22/2024\)](#)

Mark Newton, Bond Program Executive, and Elena Comrie, Project Manager, gave a presentation of Resolution No. 2324 -0214 Cole Administrative Center Project - Budget Increase \$5 Million (May 22, 2024), and responded to comments and questions from the Committee.

Discussion - Member Park, Member Gonzales, Member Nelsen, Secretary Price, Vice Chairperson Butler

- Secretary Price raised concerns regarding the discretionary stairs. The discretionary stairs appear to be already paid out of project contingency since it doesn't show up in this new Change Order (CO) request which is not what staff previously recommended. Staff confirmed this was true. Many of the costs such as Division State Architect (DSA), close out cost, and RAW, should have been budgeted for and should not need to be COs. It means something wasn't done in due diligence or staff didn't use the project contingency wisely. There needs to be more transparency.

*- Member Park asked who will occupy the Cole Administrative Center?
- Facilities Staff are looking into educational uses for ground floor of the Cole Administrative Center.
- Member Nelson said the Board should not approve this unless they take out basketball court, solar readiness and other discretionary items. Negotiate the court with the City of Oakland and give the money to the school projects.*

Public Comment - Jabari Herbert

A motion was made by Member Nelsen, seconded by Vice Chairperson Butler, that the School Board not approve this request unless or until there are satisfactory answers to the question, "What can be eliminated from this request?", specifically looking at every anticipated contingency cost line item, and then furthermore that the School Board undertake a process to determine how they can negotiate with the City, Citywide on all the Facilities Projects that are impacted by City Jurisdiction. The motion carried by the following vote.

- Aye:** 7 - Member Viola Gonzales
Member Alexandra Park
Member Leslie Ayers
Member Andrew Nelsen
Member Angela Darby
Secretary Sarah Price
Vice Chairperson Andrew Butler
- Absent:** 2 - Member John Jones III
Chairperson Andrea Dawson
- Enactment No: 24-1056



G.-3

[24-1313](#)

Lowell Campus Window Wall Replacement Project - Budget Increase \$3.75 Million - Division of Facilities Planning and Management

Discussion and possible Adoption by the Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee of a recommendation to the Board of Education, on Resolution No. 2324-0213 Lowell Campus Window Wall Replacement Project - Budget Increase \$3.75 Million (May 22, 2024).

Attachments: [24-1313 Presentation - Lowell Campus Window Wall Replacement Project - Budget Increase \\$3.75 Million - Division of Facilities Planning and Management \(5/22/2024\)](#)
[24-1313 Memorandum - Lowell Campus Window Wall Replacement Project - Budget Increase \\$3.75 Million - Division of Facilities Planning and Management \(5/13,16,22/2024\)](#)

Preston Thomas, Chief Systems and Services, along with Victor Manansala, Project Manager, gave a presentation of Resolution No. 2324-0213 Lowell Campus Window Wall Replacement Project - Budget Increase \$3.75 Million (May 22, 2024) and responded to comments and questions from the Committee.

Discussion - Member Park, Secretary Price

- The memorandum attached stated there was only one bid received and unlikely to get more. Furthermore staff mentioned there were structural issues identified on a bid walk. There was some confusion from staff on when those structural issues came up.

- Secretary Price raised concerns on only getting one bidder which is not common. Further, Secretary Price raised concerns on when structural issues were known. It seems to be a problem with due diligence in the beginning of these projects.

- Facilities Staff confirmed project was probably bid too late in the year. Other firms were too busy.

Public Comment - None

Presented; Discussed; No Action Taken

Enactment No: 24-1055



G.-4

[24-1319](#)

Role and Responsibility of the Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight (BJY) Committee - Interim General Counsel

Presentation by the General Counsel on the leadership role and responsibilities of the Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight (BJY) Committee.

Attachments: [24-1319 Presentation - Role and Responsibility of the Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight \(BJY\) Committee - Interim General Counsel \(5/13/2024\)](#)

Not Discussed and/or Taken Up

G.-5

[24-0619A](#)

Project Fact Sheet Template Revision - Facilities Planning and Management

A discussion by the Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee of the proposed Project Fact Sheet Template Revisions.

Not Discussed and/or Taken Up

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 [24-1320](#)

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 – May 13, 2024

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 - May 13, 2024.

No Public Comments

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.

- Vice Chairperson Butler requested the Board Liaison have a standing item on the BJY Committee Meeting Agenda.

J. Adjournment

Vice Chairperson Butler adjourned the Meeting at 8:46 P.M.

Prepared By: _____

Approved By: _____