

Oakland Unified School District

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



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Meeting Minutes Long - Final

Thursday, September 19, 2024

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

*Valarie Bachelor, Chairperson
Clifford Thompson, Member
Jorge Lerma, Member*

LEY CUMPLIMIENTO PARA AMERICANOS CON DISCAPACIDADES Y SERVICIO DE IDIOMAS

Personas que requieran servicios de traducción o interpretación o facilidades razonables para participar en juntas deberán notificar a la Oficina de la Mesa Directiva de Educación setenta y dos (72) horas antes de la junta ya sea al (510)879-8199(VM); o boe@ousd.org (E-Mail); o (510) 879-2300 (eTTY/TDD); o (510) 879-2299 (eFax).

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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 (留言) ; 或 boe@ousd.org (電郵) ; 或(510) 879-2300 (電子文字電話/聽障專用電信設備 (eTTY/TDD)); 或(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 (VM); hay là boe@ousd.org (E-Mail); hay là (510) 879-2300 (eTTY/TDD); hay là số (510) 879-2299 (eFax).

សេវាបកប្រែភាសា និងការអនុលោមតាមច្បាប់ជនជាតិអាមេរិកាំងពិការ

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

الامتثال لقانون الأمريكيين ذوي الإعاقات (ADA) وتوفير الخدمات اللغوية

من يحتاج إلى خدمات الترجمة المكتوبة أو خدمات الترجمة الفورية أو الترتيبات التيسيرية المعقولة لكي يساهم في الاجتماعات فالمرجو منه إبلاغ مكتب إدارة التعليم إثنين وسبعين (72) ساعة قبل الاجتماع بوسيلة من الوسائل التالية:

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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/86725286140> 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 867 2528 6140, 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 Valarie Bachelor called the September 19, 2024, Facilities Committee Meeting to order at 6:02 P.M.

B. Roll Call

Present 3 - Director Jorge Lerma
Director Clifford Thompson
Chairperson 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.

Chair Bachelor, with consensus from the Committee, moved item G.-4 to after D.-1. All other items were taken up in Agenda printed order.

D. Adoption of Committee Minutes



D.-1

[24-2299](#)

Minutes - Facilities Committee – August 21, 2024

Adoption by the Facilities Committee of its Meeting Minutes of August 21, 2024.

Attachments: [24-2299 Minutes - Facilities Committee – August 21, 2024](#)

Public Comment - 1. Assata Olugbala, 2. Ben Tapscott

A motion was made by Director Thompson, seconded by Director Lerma, that the August 21, 2024, Committee Meeting Minutes, be Adopted. The motion carried by the following vote:

Aye: 3 - Director Jorge Lerma
Director Clifford Thompson
Chairperson Valarie Bachelor
Enactment No: 24-1684

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

[23-2846](#)

Facilities Deferred Maintenance Program - Facilities Planning and Management

Presentation by the Chief of Systems and Services, or Designee, of a Report (Update) to the Facilities Committee on the Deferred Maintenance Program, with respect to Drinking Water Systems and Plumbing.

Attachments: [23-2846 Presentation - Facilities Deferred Maintenance Program - Facilities Planning and Management \(10/17/20214\)](#)
[23-2846 Proposed FloWater Intervention Strategy - Facilities Deferred Maintenance Program - Facilities Planning and Management \(10/17/2024\)](#)

Preston Thomas, Chief Systems and Services, gave a presentation of a Report on the Deferred Maintenance Program, with respect to Drinking Water Systems and Plumbing and responded to comments and questions from the Committee.

Discussion - Directors Thompson, Lerma, Chairperson Bachelor

Public Comment - 1. Ben Tapscott, 2. Elaine Brown, 3. Assata Olugbala, 4. Misty Cross

Presentation Made; Discussed

[24-2585](#)

Motion to Extend Time - Facilities Committee Meeting – September 19, 2024

Adoption by Facilities Committee of Motion to extend tonight’s meeting time from 8:00 P.M. to 8:30 P.M.

A motion was made by Chairperson Bachelor, seconded by Director Lerma, that this Motion to extend tonight’s meeting time from 8:00 P.M. to 8:30 P.M., be Adopted. The motion carried by the following vote:

Aye: 3 - Director Jorge Lerma
Director Clifford Thompson
Chairperson Valarie Bachelor

Enactment No: 24-1807

G. New Business



G.-1

[24-2330](#)**Amendment No. 3, Measure Y Spending Plan - October 2024 -
Facilities Planning and Management**

Presentation to the Facilities Committee, by Chief Systems and Services, or Designee, of the perspective revisions to the Measure Y Spending Plan as of October 2024.

Attachments: [24-2330 Presentation - Measure Y Spending Plan Update - Facilities Planning and Management \(9/19/2024\)](#)
[24-2330 Memorandum - Measure Y Spending Plan Update - Facilities Planning and Management \(9/19/2024\)](#)

Preston Thomas, Chief Systems and Services, gave a presentation of the perspective revisions to the Measure Y Spending Plan as of October 2024 and responded to comments and questions from the Committee.

Discussion - Directors Thompson, Lerma, Chairperson Bachelor

Public Comment - 1. Andy Nelsen, 2. Assata Olugbala, 3. Ben Tapscott, 4. Brooklyn Williams, 5. Jeffery Sims

Presentation Made; Discussed



G.-2

[24-2160](#)**General Services Agreement – Perkins Eastman Architects DPC – Facilities Master Planning Services Project – Division of Facilities Planning and Management**

Approval by the Board of Education, upon recommendation by the Facilities Committee, of a General Services Agreement by and between the District and Perkins Eastman Architects DPC, Oakland, CA, for the latter to produce a long-term Facilities Master Plan that supports Oakland Unified School District's planning by aligning the Plan to the District's strategic initiatives, Board Policies key federal, state, county and city initiatives for Facilities Master Planning Services Project, in the not-to-exceed amount of \$1,352,835.00, which includes a not-to-exceed amount of \$1,229,850.00 for Basic Services, and a not-to-exceed contingency amount of \$122,985.00, as the selected consultant, with work scheduled to commence on September 26, 2024, and scheduled to last until December 31, 2025.

Resource Code-Site No.: 9655/136**Funding Source: Fund 21 Building**

Attachments: [24-2160 Presentation - General Services Agreement – Perkins Eastman Architects DPC – Facilities Master Planning Services Project – Division of Facilities Planning and Management](#)
[24-2160 Memorandum - General Services Agreement – Perkins Eastman Architects DPC – Facilities Master Planning Services Project – Division of Facilities Planning and Management](#)

Patrick Davis, President, Perkins Eastman Architects, gave a presentation on General Services Agreement by and between the District and Perkins Eastman Architects DPC, Oakland, CA, for the latter to produce a long-term Facilities Master Plan that supports Oakland Unified School District's planning by aligning the plan to the District's strategic initiatives, Board Policies key federal, state, county and city initiatives for Facilities Master Planning Services Project, in the not-to-exceed amount of \$1,352,835.00, which includes a not-to-exceed amount of \$1,229,850.00 for Basic Services, and a not-to-exceed contingency amount of \$122,985.00, as the selected consultant, with work scheduled to commence on September 26, 2024, and scheduled to last until December 31, 2025.

Patrick Davis responded to comments and questions from the Committee.

Discussion: Chairperson Bachelor

Public Comment - 1. Assata Olugbala, 2. Ben Tapscott

A motion was made by Chairperson Bachelor, seconded by Director Lerma, that this Agreement or Contract be Recommended Favorably to the Board of Education. The motion carried by the following vote:

Aye: 3 - Director Jorge Lerma
Director Clifford Thompson
Chairperson Valarie Bachelor

Enactment No: 24-1800

[24-2583](#)

Motion to Extend Time - Facilities Committee – September 19, 2024

Adoption by Facilities Committee of Motion to extend tonight’s meeting time from 8:00 P.M. to 8:45 P.M.

Chairperson Bachelor made a Motion to extend the Facilities Committee Meeting from 8:30 P.M. to 8:45 P.M. The Motion failed due to the lack of a Secunder.



G.-3

[24-1123](#)

Award of Bid and a Lease-Leaseback Contract – Cahill Contractors LLC– Fremont High School Modernization Project– Division of Facilities Planning and Management

Approval by the Board of Education, upon recommendation by the Facilities Committee, of an Award of Bid, rejection of all other Bids, if any, and a Lease-Leaseback Contract by and between the District and Cahill Contractors LLC, Oakland, CA, for the latter to provide preconstruction and construction services, in an amount not to exceed \$200,000.00, as the lowest responsible, responsive bidder, for the Fremont High School Modernization Project, with work scheduled to commence on September 25, 2024, and anticipated to last until June 30, 2025.

Vendor No.: 009054

Requisition No.: VR24-12103

Resource Code-Site No.: 9650/302

Funding Source: Fund 21 Building Bond

Attachments: [24-1123 Award of Bid and a Lease-Leaseback Contract – Cahill Contractors LLC– Fremont High School Modernization Project– Division of Facilities Planning and Management](#)

JaQuan Cornish, Project Manager, Facilities Planning and Management, gave a summary of a Lease-Leaseback Contract by and between the District and Cahill Contractors LLC, Oakland, California, for the latter to provide preconstruction and construction services for the Fremont High School Modernization Project, with work scheduled to commence on September 25, 2024, and anticipated to last until June 30, 2025. Not to exceed the amount of \$200,000.00.

Public Comment - 1. Assata Olugbala

A motion was made by Chairperson Bachelor, seconded by Director Lerma, that this Agreement or Contract be Recommended Favorably to the Board of Education. The motion carried by the following vote:

Aye: 3 - Director Jorge Lerma
Director Clifford Thompson
Chairperson Valarie Bachelor

Enactment No: 24-1801



G.-4

[24-1968](#)**Intent to Consider Joint Occupancy Proposals - Former OUSD Administration Buildings - 1025 2nd Avenue - Director Jennifer Brouhard**

Adoption by the Board of Education, upon recommendation by the Facilities Committee, of Resolution No. 2425-0176 - Intent to Consider Joint Occupancy Development Proposals for the Former OUSD Administration Buildings at 1025 Second Avenue.

Sponsors: Brouhard

Attachments: [24-1968 Intent to Consider Joint Occupancy Proposals - Former OUSD Administration Buildings - 1025 2nd Avenue - Director Jennifer Brouhard](#)

Preston Thomas, Chief Systems and Services, Facilities Planning and Management of Resolution No. 2425-0176 - Intent to Consider Joint Occupancy Development Proposals for the Former OUSD Administration Buildings at 1025 Second Avenue, and responded to comments and questions from the Committee.

Discussion - Directors Lerma, Thompson, Chairperson Bachelor

Director Lerma requested a financial analysis from staff for Resolution No. 2425-0176

Public Comment - 1. Calupe Kaufusi, Heather Manchester, 3. Sara Tiras, 4. Azlinah Tambu, 5. David Cammarata, 6. Elise Umetsu, 7. Jason Cruz, 8. Staci Ross-Morrison, 9. Shawana Booker, 10. Suarez Cole, 11. Assata Olugbala, 12. Brooklyn Williams, 13. Eve Delfin, 14. Kim Jones, 15. Nick Gonzalez, 16. Andy Nelsen, 17. Jerome Gourdine, 18. Andy Turner, 19. Adanoly Duchas, 20. Misty Cross, 21. D.J., 22. Eva, 23. Jaliza, 24. Maria Einaudi, 25. Alea Grace

A motion was made by Chairperson Bachelor, seconded by Director Lerma, that this Resolution be Recommended Favorably to the Board of Education. The motion carried by the following vote:

Aye: 3 - Director Jorge Lerma
Director Clifford Thompson
Chairperson Valarie Bachelor

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 [24-2300](#)

Public Comment on All Non-Agenda Items Within the Subject Matter Jurisdiction of the Facilities Committee - Up To 30 Minutes – September 19, 2024

Public Comment on All Non-Agenda Items Within the Subject Matter Jurisdiction of the Facilities Committee - Up To 30 Minutes - September 19, 2024.

1. Assata Olugbala

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 Bachelor adjourned the Meeting at 8:47 P.M.

Prepared By: _____

Approved By: _____