

Oakland Unified School District

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Meeting Minutes Long - Final

Monday, February 10, 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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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/88288240734> 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 882 8824 0734, 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 - 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 February 10, 2025, Measures B, J, and Y Independent Citizen's School Facilities Bond Oversight (BJY) Committee Meeting to order at 6:33 P.M.

B. Roll Call

- Present** 6 - Member Anana Clark
Member John Jones III
Member Andrea Dawson
Secretary Viola Gonzales
Vice Chairperson Alexandra Park
Chairperson Andrew Butler
- Absent** 3 - Member (Vacancy) (Vacancy)
Member Angela Darby
Member Sarah Price

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

[25-0087](#)

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](#)

Discussion - Member Dawson

Public Comment - None

A motion was made by Secretary Gonzales, seconded by Member Dawson, that this Minutes, Committee be Failed . The motion failed by the following vote.

Aye: 4 - Member Andrea Dawson
Secretary Viola Gonzales
Vice Chairperson Alexandra Park
Chairperson Andrew Butler

Abstained: 2 - Member Anana Clark
Member John Jones III

Absent: 3 - Member (Vacancy) (Vacancy)
Member Angela Darby
Member Sarah Price

 D.-2

[25-0363](#)

**Minutes - Measures B, J, and Y Independent Citizens' School
Facilities Bond Oversight – January 13, 2025**

Adoption by the Measures B, J, and Y Independent Citizens' School
Facilities Bond Oversight Committee of its Meeting Minutes of January
13, 2025.

Attachments: [25-0363 Minutes - Measures B, J, and Y Independent
Citizens' School Facilities Bond Oversight – January 13,
2025](#)

Discussion - Vice Chairperson Park

Public Comment - None

**A motion was made by Member Dawson, seconded by Member Clark,
that the January 13, 2025, Committee Meeting Minutes, be Adopted.**

The motion carried by the following vote:

Aye: 6 - Member Anana Clark
Member John Jones III
Member Andrea Dawson
Secretary Viola Gonzales
Vice Chairperson Alexandra Park
Chairperson Andrew Butler

Absent: 3 - Member (Vacancy) (Vacancy)
Member Angela Darby
Member Sarah Price

Enactment No: 25-0265

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

None

G. New Business



G.-1

[25-0103](#)

Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee - OUSD 2025 Facilities Master Plan Update - Facilities Planning and Management

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 an Update on the 2025 Facilities Master Plan Initiative.

Attachments: [25-0103 Memorandum - Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee - OUSD 2025 Facilities Master Plan Update - Facilities Planning and Management \(2/10/2025\)](#)

Pranita Ranbhise, Director, Facilities Planning and Management, gave an update on the 2025 Facilities Master Plan Initiative.

Director Ranbhise initiated her presentation by outlining the purpose of this effort. She explained that the goal is to develop a roadmap to support:

- 1. Modernizations and improvements, addressing aging infrastructure and improving deficient buildings in terms of meeting current Americans with Disabilities Act (ADA), seismic and indoor quality environmental standards;*
- 2. Alignment of physical spaces and program, such as, constructing or modifying buildings based on demographic enrolment projections, pedagogy, program and community needs; and*
- 3. Optimization of Operations: investing in facilities to improve operations, such as food systems, energy efficiency and transportation.*

To achieve these goals, staff plans to:

- Review previous OUSD Facility Master Plans, enrollment projections*
- Integrate planning process with ongoing district initiatives*
- Review building use and academic program distribution across the district*
- Comprehensively engage with OUSD stakeholders & communities*
- Conduct site assessments for*
- Programmatic capacities*
- Facility condition assessments (FCA) : asset conditions/remaining useful life (roof, Heating, Ventilation, and Air Conditioning (HVAC), electrical, plumbing)*
- Educational Adequacy (EA): how each campus supports next generation teaching-learning*
- Joyful schools: improvements needed to align with Joyful schools' initiative*
- Living Schoolyards: evaluate how outdoor spaces support Living Schoolyards' Initiative*

The district is required to do a master plan every five years. OUSD contracted with the firm, Perkins Eastman, to help update the Facilities Master Plan. Work began in November of 2024 and is expected to be completed in the fall of 2025.

Director Ranbhise provided a list of different types of assessments being conducted. As of January 7, 2025, the following had been completed:

- Facility Condition Assessments (10 schools);*

- Educational Adequacy (22 schools);
- Capacity verification & evaluation (22 schools);
- Joyful School (22 schools) and Living Schoolyards (10 schools).

These site assessments will continue through March 2025. Upcoming activities include continued evaluation of assessment findings, enrollment trends, a stakeholder engagement process, and a visioning session with Senior Leadership. Director Ranbhise noted that quarterly updates will be available.

Discussion - Members Clark, Jones III, Dawson, Secretary Gonzales, Vice Chairperson Park, Chairperson Butler.

Director Ranbhise and David Colbert, Director Facilities Planning and Management, and Kenya Chatman, Executive Director, Facilities Planning and Management, provided additional comments to BJJ Committee Members' comments and questions.

BJJ Committee Members asked what has changed since 2020? Is an equity lens applied?

Facilities Staff Response - The 2025 Facilities Master Plan Initiative will be more comprehensive and it will integrate Districtwide policy initiatives such as those related to energy efficiency, climate change, Joyful and Living Schoolyards.

- Facilities Staff will include a copy of the survey in the next update given the number of questions raised or comments made regarding the survey tool itself. Community kick-off is planned for March 2025, but no specific date has been set.

In response to the question from the BJJ Committee, "how is data collected?" Director Ranbhise explained that facilities are surveyed at three levels, using qualitative and quantitative data. Facilities Staff uses 150 questions, as determined by subject matter experts but also interviews staff present at site.

Questions from Committee Members (responses pending from Facilities Staff):

- How is staff input incorporated?
- Can there be a survey sent to all teachers/staff/custodians more systematically?
- Is there a tool being used to make sure that each teacher has the opportunity to provide input?
- Should there be input from all staff including custodians?
- Will parents and students also be surveyed?
- What is the order of doing the survey? It was stated that the survey was being conducted geographically starting in central Oakland.
- Where will the Survey be distributed next? How will all 100+ District Schools be done by March 2025?

Public Comment - 1. Assata Olugbala, 2. Ginale Harris

Discussed

 G.-2

[25-0365](#)

**Measures B, J, and Y Independent Citizens' School Facilities Bond
Oversight Committee - Report - 2023-2024 - Annual and Five-year
Developer Fee Report - Facilities Planning and Management**

A Presentation by the Deputy Chief Facilities Planning and Management, or Designee, to the Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee, of the Annual and Five-year Developer Fee Report for 2023 - 2024.

Attachments: [25-0365 Memorandum - Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee - Report - 2023-2024 - Annual and Five-year Developer Fee Report - Facilities Planning and Management \(2/10/2025\)](#)

Michael Ezeh, Director, Program Accounting, presented the Fiscal Year (FY) 2023-2024 Annual Developer Fee Report and Five-Year Developer Report.

Director Ezeh explained that to meet the requirements of Government Code Sections 66001(d)(1) and 66006(b) a local agency that imposes and collects fees in connection with the approval of a development project should within 180 days after the last day of each fiscal year make available public information on the fees for the fiscal year as well as for the fifth year following the first deposit into the developer fee fund and every five years thereafter. His report is meant to respond to this requirement.

Additionally, it was noted that for several years the district had used developer fees to meet programmatic needs instead of using the funds for facilities as required. This was remedied through the intervention of Committee Member Andrea Dawson several years ago. The OUSD board recognized its importance; hence this report must always come to this committee to ensure compliance. Chair Andrew Butler thanked staff for the report and Ms. Dawson for her diligence.

Discussion: Members Dawson, Secretary Gonzales, Vice Chairperson Park, Chairperson Butler

Questions from Committee Members, responses pending:

- It was noted that the table dated 6/30/2024 on page 5 of the FY 2023-2024 Annual Developer Fee Report and Five-Year Developer Report, lists Adjustments that impact balances for FY 2021-2022 and FY 2022-2023.

- Committee Member asked, "What does "Adjustments" mean or include? Director Ezeh stated he would investigate and get back to the Committee at a future BJY Committee Meeting.

- In response to the question, "how are Fund 25 funds prioritized? Staff stated they will respond at a future BJY Committee Meeting.

Public Comment - 1. Assata Olugbala, 2. Ginale Harris

Discussed

G.-3 [25-0366](#)

**Measures B, J, and Y Independent Citizens' School Facilities Bond
Oversight Committee - Report - 1025 2nd Avenue and Central
Administrative Center at Cole Campus - Facilities Planning and
Management**

A Verbal Report to the Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee by the Chief Systems and Services, or Designee, on the status of the following District Sites:

- 1025 2nd Avenue, and
- Central Administrative Center at Cole Campus

Pranita Ranbhise, Director, Facilities Planning and Management, and David Colbert, Director, Facilities Planning and Management gave Verbal Reports on 1025 2nd Avenue, and Central Administrative Center at Cole Campus

- 1025 2nd Avenue: Director Ranbhise stated that OUSD had issued a Request for Quote (RFQ) to examine 10 properties. Phase 1 is looking at three properties which includes 1025 Second Avenue. The intent is to look for potential of leasing or other development, and evaluating fiscal impacts to the district in a series of meetings, which include with the Board - first 2 by 2's and then open session with community as well as a study session; all beginning in March 2025. Director Ranbhise suggested that we look for progress. Facilities Staff will present its proposals on these properties to the Board in the first week in April 2025.

- Central Administrative Center at Cole Campus. Director Colbert, provided an overview of the status of the facility. Director Colbert agreed to come back and respond if time was limited and/or he was unable to complete his responses before we adjourned.

Directors, Colber, Ranbhise and Kenya Chatman, Executive Director, Facilities Planning and Management, and Ellen Clements, Consultant, Facilities Planning and Management responded to BJY Committee Members comments and questions.

Discussion - Members Dawson, Vice Chairperson Park, Chairperson Butler,

To the questions: "Why was a two-story building built when we are only going to use one floor and what factors went into that decision?" Executive Director Chatman, responded by laying out the Board's rationale on only building out the second floor with the idea that it would leave room to build out board meeting space at a later time on the first floor. Member Dawson elaborated saying that it is much easier to go ahead and build a two-story building than going back and getting approval for a one-story; therefore, the compromise meant continued interim use of space at La Escuelita for the board.

BJY Committee Member question: Given that the 1st floor space is a brand-new space that is now also vacant, will this space be added to the Asset Management Study that currently includes 10 vacant District

properties? Facilities Staff Response - No, but the scope of the work could be expanded to include it in the Asset Management Study, as well.

Additionally, Facilities Staff explained that the removal of basketball courts, an extra cost proposed, was not approved by the board.

Questions from Committee Members, pending a response:

- Why can't we lease first floor to outside agency to raise revenue to district?

- Why is Division of State Architect (DSA) approval needed to lease first floor when the building structure has already been approved?

Public Comment - 1. Ginale Harris 2. Assata Olugala

Public comments included concerns of the use of \$50 million+ in bond dollars to build a new administrative center at Cole Street and how that decision has led to mistrust of OUSD's decision-making.

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 [25-0364](#)

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 – February 10, 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 - February 10, 2025.

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 Butler adjourned the Meeting at 8:33 P.M.

Prepared By: _____

Approved By: _____