

# Oakland Unified School District

*Board of Education*  
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## **Meeting Minutes Long - Final**

**Friday, April 26, 2019**

**8:00 AM**

**KDOL TV Studio, B-237, Met West High School Entrance, 314 East 10th Street,  
Oakland, CA 94606-2291 and Josefa Ortiz de Dominguez, Apt 411, Puerto  
Vallarta, Mexico**

## **Facilities Committee**

***Jody London, Chairperson***  
***Roseann Torres, Member***  
***Gary Yee, Member***

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អ្នកណាដែលត្រូវការសេវាបកប្រែភាសាដោយផ្ទាល់មាត់ ឬជាលាយលក្ខណ៍អក្សរ ឬត្រូវការការជួយសម្រួលសម្រាប់ការចូលរួមក្នុងកិច្ចប្រជុំណាមួយ ត្រូវផ្តល់ដំណឹងទៅកាន់ការិយាល័យនៃក្រុមប្រឹក្សាអប់រំ ឱ្យបានច្រើនជាងពីរ (72) ម៉ោងមុនកិច្ចប្រជុំ តាមរយៈទូរស័ព្ទលេខ [\(510\) 879-8199](tel:5108798199) ឬតាមរយៈអ៊ីម៉ែល [boe@ousd.org](mailto:boe@ousd.org) ឬទូរស័ព្ទ eTTY/TDD លេខ [\(510\) 879-2300](tel:5108792300) ឬទូរសារលេខ [\(510\) 879-2299](tel:5108792299)។

الامتثال لقانون الأمريكيين ذوي الإعاقات (ADA) وتوفير الخدمات اللغوية

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## A. Call to Order

*Chairperson Jody London called the meeting to order at 8:07 A.M.*

## B. Roll Call

Present 3 - Member Gary Yee  
Member Roseann Torres  
Chairperson Jody London

## C. Speaker Request Cards/Modification(s) To Agenda

*The Agenda was considered in the following order:  
Items A, B, C, E.-1, F.-1, E.-2, F.-2. G. H and I.*

**Reviewed**

## D. Adoption of Committee Minutes

*None.*

## E. Unfinished Business



E.-1

[18-2712](#)

### **Independent Consultant Agreement for Professional Services Greater Than \$92,000 - Request for Proposal for 7-11 Committee Facilitation - Facilities Planning and Management Department**

A Report to the Facilities Committee by the Deputy Chief, Facilities  
Planning and Management, regarding District's Request for Proposals for  
7-11 Committee Facilitation Services.

**Attachments:**

[18-2712 Oakland Unified School District - Request for  
Proposals - 7-11 Committee Facilitation Process \(5/10/19\)](#)  
[18-2712 Independent Consultant Agreement for Professional  
Services Greater Than \\$92,000 - Request for Proposal for  
7-11 Committee Facilitation - Facilities Planning and  
Management Department \(5/10/19\)](#)

*Tadashi Nakadegawa, Director of Facilities, made the staff presentation.*

*Nakadegawa said the RFP for the 7-11 Committee Facilitation was reissued  
on April 9, 2019. Submission deadline is today at 2:00 P.M.*

*Director Yee asked about the scope of the 7-11 Committee.*

*London said the Board has previously identified properties that it believes to be suitable to be declared surplus property.*

*Nakadegawa said the sites identified by the Board will be among those the 7-11 Committee considers.*

*Director Torres agreed with Directors London and Yee that the Board has identified specific sites for the 7-11 Committee to consider. Torres commented on District financial goals, property swapping, lease options, and not selling property.*

*Follow-up for May 10th Facilities Committee Meeting  
Staff provide the Facilities Committee a list of properties the 7-11 Committee will be asked to consider.*

*Timothy White, Deputy Chief of Facilities, talked about the process. The sites recommended to the 7-11 Committee for discussion will be the specific sites the Board asked the Facilities Department to look at.*

*There were no Public Comments on this item.*

**Discussed**



E.-2

[18-2156](#)

**Facilities Committee - Meeting Calendar Topics Through May 2019**

Discussion and possible adoption by the Facilities Committee of topics for its Meeting Calendar through June 2019.

**Attachments:** [18-2156 Facilities Committee - Meeting Calendar Topics Through May 2019 \(1/11/19\)](#)

*Agenda topics for the May 10, 2019 Facilities Committee Meeting.*

*-Facilitation scope for the 7-11 Committee  
-Summer projects list from the Facilities Department  
-Staff make a recommendation for the firm to do the facilitation for the 7-11 Committee*

*There were no Public Comments.*

**Discussed**

**F. New Business**



F.-1

[19-0901](#)

**Resolution - District Central Administration Housing - Facilities Department**

An update to the Facilities Committee by the Deputy Chief, Facilities Planning and Management, on the status of proposed District's Central Administration Housing.

**Attachments:** [19-0901 District Central Administration Housing - Facilities Department \(5/10/19\)](#)

*Timothy White, Deputy Chief of Facilities made the staff presentation.*

*Background - (see attachment - Central Office Housing Permanent and Interim Housing Recommendations for full report)*

*On January 7, 2013 a substantial water leak occurred on the top floor of the District's Administration Building located at 1025 2nd Avenue, causing significant damage to the entire structure. The building was vacated and staff temporarily relocated to numerous District sites including Cole Middle School, Lakeview Elementary School, Tilden Elementary, and 2111 International Avenue, while the District assessed its long-term options for staff housing.*

*Since June 2013, the District has leased office space at 1000 Broadway to accommodate the Central Office Staff displaced by the flood. The lease is set to expire in August 2019. The Board of Education has directed the Facilities Department to analyze options for future housing of Core District Functions.*

*Priorities for a new Administration Building Include:*

*-Parking and accessibility to public transit, provide community meeting space, and the impact on future students (see attachment for full list of priorities).*

*Staff looked at four options: Existing District facilities, Supply Bank, Cole Campus and rehab 1025 2nd Avenue. In reviewing the four sites, staff considered in the decision making, time, cost, pros and cons of each site. Staff recommendation is the Cole Campus.*

*The primary advantages of rebuilding Cole are:*

*-Less expensive than rehabilitating 1025 2nd Ave  
-The property is large enough to reunify the entire Central Office, allowing for more efficient operations.*

*Interim Housing: Some Key Considerations*

*-There is no move in ready options for 2019-20 for a permanent Administrative Building for Central Staff*

*-Recommended approach is to minimize cost by reducing amount of leased space and implement staff consolidation plan at 1000 Broadway*

*-Lease extension at 1000 Broadway for temporary Central Staff housing will be at a cost of approximately \$3M per year*

*Public Comments*

*Davis, Kim*

*Davis, Sam*

*Dawson, Andrea*

*Herbert, Jabari*

*Shift, Naomi*

*Committee Member Comments*

*Director Yee said he found the presentation very informative.*

*Torres expressed concern about the potential location at Cole for the Administration Building and its accessibility to parents. Doesn't think it is realistic to have all Central Office Staff in one building.*

*White asked the Committee to seriously look at the Cole recommendation as the District continues to pay rent at 1000 Broadway. Without any action from the Committee and the Board, there is no timeline when the rent payments will end.*

**Discussed**

F.-2

[19-0904](#)**Report - Measures A,B, and J Independent Citizens' School Facilities Bond Oversight Committee - Andrea Dawson, Chairperson**

A Report to the Facilities Committee by the Chair, Measures A, B, and J Independent Citizens' School Facilities Bond Oversight Committee on status of:

1. Measures A, B & J Independent Citizens' School Facilities Bond Oversight Committee 2017/2018 Audit Report and
2. Measures A, B & J Independent Citizens' School Facilities Bond Oversight Committee 2017/2018 Annual Report, respectively.

**Attachments:** [19-0904 Report - Measures A,B, and J Independent Citizens' School Facilities Bond Oversight Committee - Andrea Dawson, Chairperson](#)

*Andrea Dawson, Chair of the Measures A, B & J Independent Citizens' School Facilities Bond Oversight Committee, made brief comments.*

*Dawson said the Measures A, B, & J 2017/18 Annual Performance Audit Report was presented to the Committee last month. She said the Committee would like to see the Facilities Department work more closely with the Chief Financial Officer and the reconciliation of all bond expenditures moving toward best practices.*

*The Committee is also concerned about the amount of money being spent out of the capitol program without a project to house administration.*

*There were no Public Comments.*

**Discussed****G. Public Comments on All Non-Agenda Items Within the Subject Matter Jurisdiction of the Committee**

G.-1

[19-0902](#)**Public Comments on All Non-Agenda Items Within the Subject**

**Matter Jurisdiction of the Facilities Committee - April 26, 2019**

Public Comments on All Non-Agenda Items Within the Subject Matter  
Jurisdiction of the Facilities Committee - April 26, 2019.

*Public Comments*

*Herbert, Jabari*

**Presentation/Acknowledgment Made**

**H. Introduction of New Legislative Matter**

*None.*

**I. Adjournment**

*Chairperson London adjourned the meeting at 9:18 A.M.*

Prepared By: \_\_\_\_\_

Approved By: \_\_\_\_\_