

Oakland Unified School District

Board of Education
1000 Broadway, Suite 680
Oakland, CA 94607-4099
(510) 879-8199 Voice
(510) 879-2299 eFax
(510) 879-2300 eTTY/TDD
boe@ousd.org E-Mail



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Meeting Minutes Long - Final

Friday, May 10, 2019

8:00 AM

**KDOL TV Studio, B-237, Met West High School Entrance, 314 East 10th Street,
Oakland, CA 94606-2291**

Facilities Committee

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

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អ្នកណាដែលត្រូវការសេវាបកប្រែភាសាដោយផ្ទាល់មាត់ ឬជាលាយលក្ខណ៍អក្សរ ឬត្រូវការការជួយសម្របសម្រួលយ៉ាងសមរម្យ មួយ ដើម្បីចូលរួមក្នុងកិច្ចប្រជុំសាធារណៈ ត្រូវផ្តល់ដំណឹងទៅកាន់ទីការិយាល័យនៃក្រុមប្រឹក្សាអប់រំ ឱ្យបានចិតសិចពី (72) ម៉ោង មុនកិច្ចប្រជុំ 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)។

الامتثال لقانون الأمريكيين ذوي الإعاقات (ADA) وتوفير الخدمات اللغوية

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البريد الإلكتروني:	الفاكس الإلكتروني:	الهاتف للصم والبكم:	الهاتف الصوتي:
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A. Call to Order

Chairperson Jody London called the meeting to order at 8:04 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, D, E (E.1 and E.2) F, G, E.3 and I.*

D. Adoption of Committee Minutes



[19-1013](#)

Minutes - Facilities Committee - April 26, 2019

Adoption by the Facilities Committee of its Regular Meeting Minutes of April 26, 2019.

Attachments: [19-1013 Minutes - Facilities Committee - April 26, 2019](#)

A motion was made by Member Yee, seconded by Member Torres, that this Minutes, Committee be Adopted. The motion carried by the following vote.

Aye: 3 - Member Gary Yee
Member Roseann Torres
Chairperson Jody London

Non-voting: 0

Enactment No: 19-0611



[19-1014](#)

Minutes - Facilities Committee - Special Meeting - March 22, 2019

Adoption by the Facilities Committee of its Special Meeting Minutes of March 22, 2019.

Attachments: [19-1014 Minutes - Facilities Committee - Special Meeting - March 22, 2019](#)

A motion was made by Member Torres, seconded by Member Yee, that this Minutes, Committee be Adopted. The motion carried by the

following vote.
Aye: 3 - Member Gary Yee
Member Roseann Torres
Chairperson Jody London
Non-voting: 0
Enactment No: 19-0612

E. Unfinished Business



[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

Adoption by the Facilities Committee of favorable recommendation to the Board of Education that it (Board) consider and approve an Independent Consultant Agreement for Professional Services Greater Than \$92,000.00 between District and K-12 School Facilities, Berkeley, CA, for the later to facilitate the 7-11 Committee Meeting process with: research, fact finding, stakeholder input, public comment, and feasibility study support activities; assist the Committee in the preparation of a set of recommendations to the Board of Education for possible consideration of reuse or development of District sites, and other services, all as described in the Scope of Work, incorporated herein by reference as though fully set forth, for the term of May 23, 2019 through June 30, 2020, in an amount not to exceed \$174,780.00.

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 \(5/10/19\)](#)

The Request For Proposals (RFP) was originally issued December 21, 2018. The Facilities Committee reviewed two RFPs and recommended reissuance to solicit responses from teams to provide comprehensive service to the 7-11 Committee. The RFP was reissued on April 9, 2019 and proposals were due April 26, 2019.

Tadashi Nakadegawa, Facilities Director, provided an update on the process. K-12 School Facilities was the only firm responding to the RFP by the due date. Nakadegawa said although there was only one RFP for staff to consider, it was evaluated and scored. Staff is recommending the Facilities Committee review and forward the proposal to the Board of Education for approval.

*Public Comments**Dawson, Andrea*

A motion was made by Member Yee, seconded by Member Torres, that this Agreement or Contract be Recommended Favorably to the Board of Education. The motion carried by the following vote.

Aye: 3 - Member Gary Yee
Member Roseann Torres
Chairperson Jody London

Non-voting: 0

Enactment No: 19-0850

**19-0901****Resolution - District Central Administration Housing - Facilities Department**

Adoption by the Facilities Committee of a Recommendation to the Board that it (Board) approve Resolution No. 1819-0211 - Authorizing the Superintendent of Schools to Move Forward With Planning for Permanent District Administrative Center at Former Cole Elementary School (Cole Project); Approving Interim Housing at 1000 Broadway; and Authorizing Revision of Measure J Spending Plan for Initial Funding of the Cole Project and Payment of Lease Costs for Interim Housing at 1000 Broadway, and Associated Matters, If any.

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

Timothy White, Deputy Chief, Facilities Planning and Management, made the staff presentation.

Advantages of the Cole Campus

- *Less expensive than rehabilitating 1025 2nd Ave*
- *District develops its own property rather than leasing from a third party*
- *The property is large enough to reunify the entire Central Office, allowing for more efficient operations.*

Project - A two story 54,000 square foot

- *308 workspaces and 79 private offices*
- *A Boardroom for formal meetings*
- *7 conference rooms that can accommodate up to 75 people*
- *Shared spaces for community meetings and accessibility to parent, students and families.*

Funding - General Fund (restoration and tenant improvement costs),

Measure J Bond, and a potential 2020 Bond

1000 Broadway, temporary housing for District Central Administration Offices.

- Board authorized a 3-year lease extension for \$12 million. Staff reached a settlement for less than \$9 million over 3 years.
- Rent at 1000 Broadway will be approximately \$2.8 million yearly

Public Comments

Dawson, Andrea

A motion was made by Member Yee, seconded by Chairperson London, that this Report be Recommended Favorably to the Board of Education. The motion carried by the following vote.

Aye: 3 - Member Gary Yee
Member Roseann Torres
Chairperson Jody London

Non-voting: 0



[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 \(1/11/19\)](#)

Committee Members discussed potential meeting topics.

- *Monthly progress report on current District Facility projects*
- *Master Plan for fire alarm and play matting (August meeting)*
- *Potential 2020 Facility Bond*
- *Lessons learned from Measure J Bond*
- *Facilities Master Plan – Fall 2019*

There were no Public Comments.

Discussed

F. New Business



[19-0887](#)

Report - 2019 Facilities Summer Project List - Facilities Department

A Report to the Facilities Committee by the Deputy Chief for Facilities Planning and Management on the 2019 Facilities Summer Projects.

Attachments: [Report - 2019 Facilities Summer Project List - Facilities Department \(5/10/19\)](#)

Tadashi Nakagedawa provided an update to the Committee on District summer projects.

Major Projects Include - The Central Kitchen, Madison Park Academy (high school wing), Glenview Elementary School and Fremont High School

Other Summer Projects Include:

- *Intensive Support Sites*
- *Ongoing major projects*
- *Field projects*
- *Fire intrusion alarm*
- *Energy efficiency*
- *Security*
- *Portable demolition*

There were no Public Comments.

Discussed



[19-1011](#)

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 the subject matters of the pending May 13, 2019 Measures ABJ Independent Citizens School Facilities Bond Oversight Committee Meeting.

Attachments: [19-1011 Report - Measures A,B, and J Independent Citizens' School Facilities Bond Oversight Committee - Andrea Dawson, Chairperson](#)

Andrea Dawson announced the next Measures A, B, & J Committee Meeting is May 13th at 6:30P.M.

Topics include: Summer Projects, next Facilities Bond, the 2017/2018 Measures ABJ Performance Audit, and a potential joint meeting between the Facilities Committee and the Measures A, B, & J Committee in August.

There were no Public Comments.

Discussed

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

[19-1012](#)

Public Comments on All Non-Agenda Items Within the Subject Matter Jurisdiction of the Facilities Committee - May 10, 2019

Public Comments on All Non-Agenda Items Within the Subject Matter Jurisdiction of the Facilities Committee - May 10, 2019.

Public Comments

Bowman, Georgia

Presentation/Acknowledgment Made

H. Introduction of New Legislative Matter

None.

I. Adjournment

Chairperson London adjourned the meeting at 9:14 A.M.

Prepared By: _____

Approved By: _____