

Oakland Unified School District

Board of Education
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Meeting Minutes Long - Final

Monday, December 14, 2020

6:30 PM

INTERNET STREAMED (VIA ZOOM ONLY)

Measures A, B, and J Independent Citizens' School Facilities Bond Oversight Committee

Andrea Dawson, Chairperson, Saleem Shakir-Gilmore, Vice Chairperson, Tina Longfield, Secretary,

Members: Renee Swayne, Victor Valerio, Andrew Nelsen, Andre Spearman, Mike Beebe, Travis Ritchie

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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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NOTICE - COVID-19 PUBLIC HEALTH EMERGENCY MEMBERS TO ATTEND VIRTUALLY

NOTICE - COVID-19 PUBLIC HEALTH EMERGENCY PUBLIC COMMENT @ THIS VIRTUAL MEETING

A. Call to Order

Chairperson Andrea Dawson called the meeting to order at 6:33 P.M.

B. Roll Call

Present 7 - Member Renee Swayne
Member Andrew Nelsen
Member Mike Beebe
Member Travis Ritchie
Secretary Tina Longfield
Vice Chairperson Saleem Shakir-Gilmore
Chairperson Andrea Dawson

Absent 2 - Member Victor Valerio
Member Andre Spearman

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

The Agenda was considered in the following order.

Items A, B, C, D, E, F (-3, -2, -1, -4, -7, -8) G. and I.

*Agenda Items F.-5 and F.-6 were not considered by the Committee.
Chairperson Dawson said these Agenda items are being postponed until the
January 11th Committee Meeting.*

There were no Public Comments.

Roll Call (Secretary's Observation)

Andre Spearman present at 6:39 P.M.

- Present** 8 - Member Renee Swayne
Member Andrew Nelsen
Member Andre Spearman
Member Mike Beebe
Member Travis Ritchie
Secretary Tina Longfield
Vice Chairperson Saleem Shakir-Gilmore
Chairperson Andrea Dawson
- Absent** 1 - Member Victor Valerio

D. Adoption of Committee Minutes



D.-1

[20-2200](#)

Minutes - Measures A, B, and J Independent Citizens' School Facilities Bond Oversight Committee - October 13, 2020

Adoption by the Measures A, B, and J Independent School Facilities
Bond Oversight Committee of its Meeting Minutes of October 13, 2020.

Attachments: [20-2200 Minutes - Measures A, B, and J Independent
Citizens' School Facilities Bond Oversight Committee -
October 13, 2020](#)

There were no Public Comments.

**A motion was made by Chairperson Dawson, seconded by Member
Ritchie, that this Minutes, Committee be Adopted . The motion carried
by the following vote.**

- Aye:** 7 - Member Renee Swayne
Member Andrew Nelsen
Member Andre Spearman
Member Mike Beebe
Member Travis Ritchie
Secretary Tina Longfield
Chairperson Andrea Dawson

Abstained: 1 - Vice Chairperson Saleem Shakir-Gilmore

Absent: 1 - Member Victor Valerio

Enactment No: 20-1860



D.-2

[20-2523](#)

**Minutes - Measures A, B, and J Independent Citizens' School
Facilities Bond Oversight Committee - November 9, 2020**

Adoption by the Measures A, B, and J Independent School Facilities
Bond Oversight Committee of its Meeting Minutes of November 9, 2020.

Attachments: [20-2523 Minutes - Measures A, B, and J Independent
Citizens' School Facilities Bond Oversight Committee -
November 9, 2020](#)

There were no Public Comments.

**A motion was made by Chairperson Dawson, seconded by Member
Swayne, that this Minutes, Committee be Adopted . The motion carried
by the following vote.**

Aye: 7 - Member Renee Swayne
Member Andrew Nelsen
Member Andre Spearman
Member Mike Beebe
Member Travis Ritchie
Secretary Tina Longfield
Chairperson Andrea Dawson

Abstained: 1 - Vice Chairperson Saleem Shakir-Gilmore

Absent: 1 - Member Victor Valerio

Enactment No: 20-1861

E. Unfinished Business

E.-1

[20-0761](#)

**Report - Measures A, B, and J Independent Citizens' School
Facilities Bond Oversight Committee - Deputy Chief, Facilities
Planning and Management - General Counsel**

A Report to the Measures A, B, and J Independent Citizens' School
Facilities Bond Oversight Committee by District General Counsel of the
status for the hiring of a permanent Deputy Chief, Facilities Planning and
Management.

*Andrea Epps, Deputy General Counsel, made the staff presentation. Epps
reported Tadashi Nakagedawa, Acting Deputy Chief, Facilities Planning and
Management, was selected as the new Deputy Chief, Facilities Planning and
Management.*

There were no Public Comments.

Discussed

 E.-2

[20-2012](#)

**Measures A, B, and J Independent Citizens' School Facilities Bond
Oversight Committee - Virtual Facility Site Visit Schedule Through
June 30, 2021**

A discussion and possible adoption by the Measures A, B, and J Independent Citizens' School Facilities Bond Oversight Committee of potential virtual facility site visits through June 30, 2021.

David Colbert, Acting Director, Facilities Planning and Management made the staff presentation. Colbert reported staff are still investigating the best way to enable virtual Facility Site Visits.

There were no Public Comments.

Discussed

F. New Business

F.-1

[20-2520](#)

**Report - COVID-19 Strategies for Air Quality and Personal
Protective Equipment - Department of Facilities Planning and
Management**

A Report to the Measures A, B, and J Independent Citizens' School Facilities Bond Oversight Committee, by Deputy Chief, Facilities Planning and Management or designee, on the status of air quality in District facilities, plans for mitigation, and the purchase of Personal Protective Equipment (PPE) during the COVID-19 Pandemic.

Tadashi Nakagedawa, Deputy Chief, Facilities Planning and Management, made the staff presentation.

There were no Public Comments.

Discussed

 F.-2

[20-2521](#)

Report - Local Business Enterprise Policy - Facilities Planning and Management

A Presentation to the Measures A, B, and J Independent Citizens' School Facilities Bond Oversight Committee, by Deputy Chief, Facilities Planning and Management or designee, of District's Local Business Enterprise Policy.

Attachments: [20-2521 PRESENTATION - Local Business Enterprise Policy - Facilities Planning and Management](#)
[20-2521 Report - Local Business Enterprise Policy - Facilities Planning and Management](#)

Andrea Lowe (of Lowe Consulting Group) made the presentation on Local Business Enterprise (LBE).

Administrative Regulation (AR) 7115 requires Capital Programs to have 50% utilization of Oakland businesses. Lowe is analyzing for compliance and providing oversight. There is an effort to increase the sub-contractor pool. There are 2,078 licensed contractors in Oakland. Of which, Local Business Enterprise (LBE) team contacted 684 contractors, and 369 of those expressed an interest in doing business with OUSD. LBE provided support to those businesses in getting certified with the City of Oakland. LBE is considering enhancements to the program. One example is to allow contractors who are certified with other agencies such as the Port of Oakland and Alameda County, that the certification be accepted by the District.

There were no Public Comments.

Discussed

Roll Call (Secretary's Observation)

Victor Valerio present at 7:07 P.M.

Present 9 - Member Renee Swayne
Member Victor Valerio
Member Andrew Nelsen
Member Andre Spearman
Member Mike Beebe
Member Travis Ritchie
Secretary Tina Longfield
Vice Chairperson Saleem Shakir-Gilmore
Chairperson Andrea Dawson

 F.-3

[20-2435](#)

Report - Cole Administration Building Project - Facilities Planning and Management

A Report to the Facilities Committee by Acting Deputy Chief, Facilities Planning and Management or designee, regarding the budget for the Cole Administration Building Project and the need to complete the project on schedule as it relates to the termination of the 1000 Broadway lease for administrative offices.

Attachments: [20-2435 Report - Cole Administration Building Project - Facilities Planning and Management \(12/11/2020\)](#)

Tadashi Nakadegawa, Deputy Chief, Facilities Planning and Management made the staff presentation.

The District's lease at 1000 Broadway expires in August 2022. As such, the Board decided that \$50 million would be set aside for the Cole Administration Building Project. The budget allocation will be used to build out the second floor, and keep the first floor vacant until a tenant is found. District is considering the impacts of COVID-19 on the workplace, that includes a hybrid workplace model. In this hybrid model, all staff may not be physically in the office every day. Facilities Department has held detailed meetings and interviews with 18 departments to identify space needs and what would be optimal space.

Acting Deputy Chief Nakadegawa responded to Member Swayne's questions regarding staff numbers. He reported that there are approximately 290 staff that currently work at 1000 Broadway. By utilizing a hybrid workplace model, it is expected that the second floor alone will accommodate staff needs. There are other departments that are located outside of 1000 Broadway, for which there are no current plans to consolidate these departments in the Cole Administration Building.

Nakadegawa responded to Member Ritchie's question regarding annual rent. He estimated that the District pays \$3 million annually for rent at 1000 Broadway.

Member Swayne commented that she believes the communication flow is not as timely as she expected. Chief Business Officer, Lisa Grant-Dawson, advised that she believes the information is being provided on a timely basis.

Secretary Longfield asked about the cost per square foot for the build out. Nakadegawa said that the \$50 million is for both the completion of the building shell, as well as for the 2nd floor. Nakadegawa estimates that the total square footage of the building is approximately 64,000 sq.ft, but the build-out will not cover the full square footage. Secretary Longfield pointed out that the \$50 million renovation cost for perhaps half of the square footage (32,000 sq.ft) equates to \$1560 per sq.ft.

Chairperson Dawson asked whether there were alternatives or other locations being considered by the Board. She expressed her opinion that the Cole

Administration Building Project is not in the best location and doesn't lend itself well to Board meetings. Nakadegawa responded that the current Cole design was approved by the Board in August 2018, and the Facilities team has been focused on this alternative. He said that there were a number of alternative reviews prior to Board approval, including building out the existing Cole Building which has significant deficiencies that would cost \$30 million to receive Department of State Architecture (DSA) approval.

Other Members also encouraged Nakadegawa to explore alternatives to the Cole Administration build-out

*Public Comments
Mordecai, Jim*

Discussed

 F.-4

[20-2409](#)

Report - New Funding - Facilities Planning and Management

A Report to the Facilities Committee by Acting Deputy Chief, Facilities Planning and Management, or designee of projects that have gone through the design phase using Measure J Bond Funds now being proposed as priority projects for Measure Y Bond Funds and the timeline for Board approval.

Proposed Projects:

- Roosevelt Middle School
- Laurel Elementary Child Development Center
- Cole Administration Building
- Claremont Middle School Multipurpose Room/Cafeteria

Attachments: [20-2409 Report - Report - New Funding - Facilities Planning and Management](#)

Tadashi Nakadegawa, Deputy Chief, Facilities Planning and Management, made the staff presentation on proposed priority projects for Measure Y Bond Funding and the timeline for Board approval.

-Claremont Middle School Multipurpose Room / Cafeteria (Measure Y preliminary allocation is \$18 million).

-Roosevelt Middle School (Measure Y preliminary allocation is \$70.6 million; actual need is \$110 million, or \$100 million to build an entirely new school)

-Laurel Elementary CDC (Measure Y preliminary allocation is \$11.5 million)

-Cole Administration Building (Measure Y preliminary allocation is \$50 million; 2nd floor build out model only)

*Public Comments
Mordecai, Jim*

Discussed

 F.-5

[20-2522](#)

**Report - Measures A, B, and J Independent Citizens' School
Facilities Bond Oversight Committee - Budget to Actual
Expenditures and Cash Flow Projections Through November 30,
2020**

A Presentation to the Measures A, B, and J Independent Citizens' School
Facilities Bond Oversight Committee of the Measures B and J Budget to
Actual Expenditures and Cash Flow Projections through November 30,
2020.

Attachments: [20-2522 Report - Measures A, B, and J Independent
Citizens' School Facilities Bond Oversight Committee -
Budget to Actual Expenditures and Cash Flow Projections
Through November 30, 2020](#)

Postponed to a Date Certain

 F.-6

[20-2536](#)

**Annual and Five Year Developer Fee Report for the 2019/2020
Fiscal Year**

Review by the Measures A, B, and J Independent Citizens' School
Facilities Bond Oversight Committee of the Annual and Five Year
Developer Fee Report for the 2019/2020 Fiscal Year.

Attachments: [20-2536 Annual and Five Year Developer Fee Report for the
2019/2020 Fiscal Year](#)

Postponed to a Date Certain

F.-7

[20-2439](#)

**Report - District Financial Audit - FY 2019-2020 - Facilities
Planning and Management**

A Report to the Facilities Committee by Acting Deputy Chief, Facilities
Planning and Management or designee, of the department's readiness
for the District's Financial Audit for the Year Ending June 30, 2020.

*Tadashi Nakadegawa, Deputy Chief, Facilities Planning and Management,
made the staff presentation on the progress of the Facilities Department
readiness for District's 2019-2020 Financial Audit.*

There were no Public Comments.

Discussed

F.-8

[20-2513](#)

**Report - Measures A, B, and J Independent Citizens' School
Facilities Bond Oversight Committee Liaison - Gary Yee, Chair,
Facilities Committee**

A Report to the Measures A, B, and J Independent Citizens' School
Facilities Bond Oversight Committee from the Board's Liaison to the
Committee, regarding the Facilities Committee Meeting of December
11, 2020.

*Gary Yee, Board Liaison to the Committee, addressed the Committee's need
for procedural transparency and how to receive ongoing information.*

There were no Public Comments.

Discussed and Closed

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

G.-1

[20-2512](#)

**Public Comments on All Non-Agenda Items Within the Subject
Matter Jurisdiction of the Measures A, B, and J Independent
Citizens' School Facilities Bond Oversight Committee - December
14, 2020**

Public Comments on All Non-Agenda Items Within the Subject Matter
Jurisdiction of the Measures A, B, and J Independent Citizens' School
Facilities Bond Oversight Committee - December 14, 2020.

Public Comments

Mordecai, Jim

Presentation/Acknowledgment Made

H. Introduction of New Legislative Matter

I. Adjournment

Chairperson Dawson adjourned the meeting at 8:30P.M.

Prepared By: _____

Approved By: _____