

# Oakland Unified School District

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

**Thursday, August 19, 2021**

**6:00 PM**

**INTERNET STREAMED (VIA ZOOM AND GRANICUS LIVE MANAGER) AND  
BROADCASTED ON KDOL-TV (Cable Channel 27) - LIVE - SIMULTANEOUSLY**

## **Facilities Committee**

**Gary Yee, Chairperson  
Benjamin "Sam" Davis, Member  
Clifford Thompson, Member**

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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](tel:(510)879-8199) (VM); hay là [boe@ousd.org](mailto:boe@ousd.org) (E-Mail); hay là [\(510\) 879-2300](tel:(510)879-2300) (eTTY/TDD); hay là số [\(510\) 879-2299](tel:(510)879-2299) (eFax).

**សេវាបកប្រែភាសា និងការអនុលោមតាមច្បាប់ជនជាតិអាមេរិកាំងពិការ**

អ្នកណាដែលត្រូវការសេវាបកប្រែភាសាដោយផ្ទាល់មាត់ ឬជាលាយលក្ខណ៍អក្សរ ឬត្រូវការការជួយសម្រេចសម្រួលយ៉ាងសមរម្យមួយ ដើម្បីចូលរួមក្នុងកិច្ចប្រជុំសាធារណៈ ត្រូវផ្តល់ដំណឹងទៅកាន់ទីការិយាល័យនៃក្រុមប្រឹក្សាអប់រំ ឱ្យបានចិតសិចពី (72) ម៉ោងមុនកិច្ចប្រជុំ តាមរយៈទូរស័ព្ទលេខ [\(510\) 879-8199](tel:(510)879-8199) ឬតាមរយៈអ៊ីមែល [boe@ousd.org](mailto:boe@ousd.org) ឬទូរស័ព្ទ eTTY/TDD លេខ [\(510\) 879-2300](tel:(510)879-2300) ឬទូរសារលេខ [\(510\) 879-2299](tel:(510)879-2299)។

**الامتثال لفانون الأمريكيين ذوي الإعاقات (ADA) وتوفير الخدمات اللغوية**

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الهاتف الصوتي:	الهاتف للصم والبكم:	الفاكس الإلكتروني:	البريد الإلكتروني:
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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 Gary Yee called the meeting to order at 6:02 P.M.*

**B. Roll Call**

**Present** 3 - Member Clifford Thompson  
Member Benjamin "Sam" Davis  
Chairperson Gary Yee

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

*None.*

**D. Adoption of Committee Minutes**



D.-1

[21-1912](#)

**Minutes - Facilities Committee - June 11, 2021**

Adoption by the Facilities Committee of its Meeting Minutes of June 11, 2021.

**Attachments:** [21-1912 Minutes - Facilities Committee - June 11, 2021](#)

**A motion was made by Member Davis, seconded by Member Thompson, that the June 11, 2021 Committee Minutes be Adopted. The motion carried by the following vote.**

**Aye:** 3 - Member Clifford Thompson  
Member Benjamin "Sam" Davis  
Chairperson Gary Yee

Enactment No: 21-1318

## E. Adoption of the Committee General Consent Report

None.

## F. Unfinished Business



F.-1

[21-1523](#)

### Measures B and J Bond Funds Audit Findings Tracker - Year Ending June 30, 2020 - Facilities Committee

A discussion with the Facilities Committee by the Deputy Chief, Facilities Planning and Management, or designee, of the Department's Audit Findings, using named Tracker, for the Measures B & J Bond Program portion of the District's Financial Audit for the Year Ending June 30, 2020.

**Attachments:** [21-1523 Measures B and J Bond Funds Audit Findings Tracker - Year Ending June 30, 2020 - Facilities Committee \(8/19/2021\)](#)

*Tadashi Nakadegawa, Deputy Chief Facilities Planning and Management, made the staff presentation. Nakadegawa said the District Business Services Department has developed an Audit Tracker Form for Districtwide Audits the department oversees. He said the Chief Business Officer has requested the Facilities Department to use the same Tracker Form to track its Audit Finding so that there is a consistent format throughout the District. Nakadegawa said monthly updates on the progress made to address current Audit Findings will be provided to the Facilities Committee*

*There were no Public Comments.*

**Discussed**

## G. New Business

 G.-1 [21-1405](#)

**Construction Management Agreement – Cordoba Corporation -  
Division of Facilities Planning and Management**

Approval by the Board of Education, upon recommendation of the Facilities Committee, of the Construction Management Agreement by and between the District and Cordoba Corporation, San Francisco, CA, for the latter to provide planning, coordination and program management services through the completion of the District's Measure J and commencement of Measure Y Bond Programs for Construction Management Services for Facilities Planning & Management Project, in the not to exceed amount of \$900,000.00, as follows: not to exceed the amount of \$780,000.00 for Basic Services on all Assignments (Section 2A); not to exceed the amount of \$45,000.00 for Reimbursable Expenses for all Assignments (Section 2B); and not to exceed the amount of \$75,000.00 for Additional Services on all Assignments (Section 2F); each as specified, with work scheduled to commence on August 26, 2021, and scheduled to last until June 30, 2026, pursuant to the Agreement.

**Vendor No.: 001201**

**Resource Code-Site No.: 9650-918**

**Funding Source: Fund 21, Measure J**

**Attachments:** [21-1405 Construction Management Agreement – Cordoba Corporation - Division of Facilities Planning and Management \(8/19/2021\)](#)

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

*Public Comments*

*Cooper, Stanley*

*Delton, Carol*

*Olugbala, Assata*

**A motion was made by Member Davis, seconded by Member Thompson, that this Agreement or Contract be Recommended Favorably to the Board of Education for consideration at the 8/25/2021 Board of Education Meeting. The motion carried by the following vote.**

Aye: 3 - Member Clifford Thompson  
Member Benjamin "Sam" Davis  
Chairperson Gary Yee



G.-2

[21-1427](#)**Construction Management Agreement – Kitchell - Division of Facilities Planning and Management**

Approval by the Board of Education, upon recommendation of the Facilities Committee, of the Construction Management Agreement by and between the District and Kitchell, Oakland, CA, for the latter to provide planning, coordination and construction management services through the completion of the District's Measure J and commencement of Measure Y Bond Programs for Construction Management Services for Facilities Planning & Management Project, in the not to exceed amount of \$900,000.00, as follows: not to exceed the amount of \$780,000.00 for Basic Services on all Assignments (Section 2A); not to exceed the amount of \$45,000.00 for Reimbursable Expenses for all Assignments (Section 2B); and not to exceed the amount of \$75,000.00 for Additional Services on all Assignments (Section 2F); each as specified, with work scheduled to commence on August 26, 2021, and scheduled to last until June 30, 2026, pursuant to the Agreement.

**Vendor No.: 006959****Resource Code-Site No.: 9650-918****Funding Source: Fund 21, Measure J****Attachments:** [21-1427 Construction Management Agreement – Kitchell - Division of Facilities Planning and Management \(8/19/2021\)](#)

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

*Public Comments**Olugbala, Assata**Tapscott, Ben**Wagner, Mario*

**A motion was made by Member Thompson, seconded by Member Davis, that this Agreement or Contract be Recommended Favorably to the Board of Education for consideration at the 8/25/2021 Board of Education Meeting. The motion carried by the following vote.**

Aye: 3 - Member Clifford Thompson  
Member Benjamin "Sam" Davis  
Chairperson Gary Yee



G.-3

[21-1455](#)**Construction Management Agreement – Cumming Management Group, Inc. - Division of Facilities Planning and Management**

Approval by the Board of Education, upon recommendation of the Facilities Committee, of the Construction Management Agreement by and between the District and Cumming Management Group, Inc., Oakland, CA, for the latter to provide planning, coordination and program management services through the completion of the District's Measure J and commencement of Measure Y Bond Programs, in the not to exceed amount of \$900,000.00, as follows: not to exceed the amount of \$780,000.00 for Basic Services on all Assignments (Section 2A); not to exceed the amount of \$45,000.00 for Reimbursable Expenses for all Assignments (Section 2B); and not to exceed the amount of \$75,000.00 for Additional Services on all Assignments (Section 2F); each as specified, with work scheduled to commence on August 26, 2021, and scheduled to last until June 30, 2026, pursuant to the Agreement.

**Vendor No.: 001259**

**Resource Code-Site No.: 9650-918**

**Funding Source: Fund 21, Measure J**

**Attachments:** [21-1455 Construction Management Agreement – Cumming Management Group, Inc. - Division of Facilities Planning and Management \(8/19/2021\)](#)

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

*Public Comments**Dillard, Eddie**Griffin Washington, Bendu**Hattin, Roosevelt**Olugbala, Assata**Tapscott, Ben**Wagner, Mario*

**A motion was made by Member Davis, seconded by Member Thompson, that this Agreement or Contract be Recommended Favorably to the Board of Education for consideration at the 8/25/2021 Board of Education Meeting. The motion carried by the following vote.**

**Aye:** 3 - Member Clifford Thompson  
Member Benjamin "Sam" Davis  
Chairperson Gary Yee



G.-4

[21-1457](#)**Construction Management Agreement – Sixth Dimension, LLC - Division of Facilities Planning and Management**

Approval by the Board of Education, upon recommendation of the Facilities Committee, of Construction Management Agreement by and between the District and Sixth Dimension, LLC, Oakland, CA for the latter to provide planning, coordination and program management services through the completion of the District's Measure J and commencement of Measure Y Bond Programs for Construction Management Services for Facilities Planning & Management Project, as follows: in the not to exceed amount of \$900,000.00: not to exceed the amount of \$780,000.00 for Basic Services on all Assignments (Section 2A); not to exceed the amount of \$45,000.00 for Reimbursable Expenses for all Assignments (Section 2B); and not to exceed the amount of \$75,000.00 for Additional Services on all Assignments (Section 2F); each as specified, with work scheduled to commence on August 26, 2021, and scheduled to last until June 30, 2026, pursuant to the Agreement.

**Resource Code-Site No.: 9650-918****Funding Source: Fund 21, Measure J**

**Attachments:** [21-1457 Construction Management Agreement – Sixth Dimension, LLC - Division of Facilities Planning and Management \(8/19/2021\)](#)

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

*There were no Public Comments*

**A motion was made by Member Davis, seconded by Member Thompson, that this Agreement or Contract be Recommended Favorably to the Board of Education for consideration at the 8/25/2021 Board of Education Meeting. The motion carried by the following vote.**

Aye: 3 - Member Clifford Thompson  
Member Benjamin "Sam" Davis  
Chairperson Gary Yee



G.-5 [21-1922](#)**Report - Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee - Saleem Shakir Gilmore, Chairperson**

A Report to the Facilities Committee by the Chair, Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee of its August 9, 2021 Committee Meeting.

*Saleem Shakir-Gilmore, Chair of the Measures B, J & Y Independent Citizens School Facilities Bond Oversight Committee provided highlights of the August 9th Committee Meeting.*

*-Strategy Group was formed between the Measures B, J & Y Committee and the Facilities Committee*

*-The Audit Tracker Form which both Committee uses to track the progress of Bond Funds Audit Findings*

*Public Comments*

*Dillard, Eddie*

*Olugbala, Assata*

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**Discussed and Closed**

G.-6 [21-1915](#)**Report - 2021-2022 Back to School Facilities Readiness - Facilities Planning and Management**

An oral Report to the Facilities Committee by Tadashi Nakadegawa, Deputy Chief Facilities Planning and Management, or designee, on facilities Back to School Readiness for the 2021-2022 School Year.

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

*Nakadegawa reported on:*

*-New Restroom Cleaning app*

*-Air Filters*

*-Air Purifiers*

*Public Comments*

*Davis, Kim*

*Ford, Darrell*

*Olugbala, Assata,*

*Tapscott, Ben*

**Discussed and Closed**

G.-7 [21-1925](#)**Report - Community Outreach - Measure Y Bond Fund Projects -  
Facilities Planning and Management**

An update to the Facilities Committee by Tadashi Nakadegawa, Deputy Chief Facilities Planning and Management, or Designee, on community outreach to date for certain Measure Y Bond Fund Projects: McClymonds High School, Laurel Child Development Center, Coliseum College Preparatory Academy, and Claremont Middle School.

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

*Nakadegawa reported a series of meetings are being held with site administrators for projects closest to construction, Claremont Middle School and Laurel CDC.*

*Measure Y Projects - Community Engagement for McClymonds High School and Coliseum College Preparatory Academy.*

*-Interviews are being held with potential architects for the initial phases of the projects.*

*-Project committees are being formed and community outreach is underway and will continue throughout the Fall.*

**Public Comments**

*Olugbala, Assata*

*Tapscott, Ben*

**Discussed**



G.-8

[21-1921](#)**Facilities Committee - Regular Meeting Calendar Through June 30, 2022**

A discussion and possible adoption by the Facilities Committee of its 2021-2022 Calendar of Regular Meetings and/or topics, including but not limited to including Facilities Use by outside groups; response to Covid health/safety (ventilation, outdoor classroom, etc.); asset management plan presentation; housing policy update, through June 30, 2022.

**Attachments:** [21-1921 Facilities Committee - Regular Meeting Calendar Through June 30, 2022 \(9/16/2021\)](#)

*The Committee had a discussion, but took no formal vote today. The Committee did schedule a potential Joint Meeting between the Measures B, J, & Y Bond Oversight Committee and the Facilities Committee for September 16th.*

*Public Comments**Delton, Carol**Dillard, Eddie**Tapscott, Ben***Discussed****H. Public Comments on All Non-Agenda Items Within the Subject Matter Jurisdiction of the Committee**

H.-1

[21-1924](#)**Public Comment on All Non-Agenda Items Within the Subject Matter Jurisdiction of the Facilities Committee - Up To 30 Minutes - August 19, 2021**

Public Comment on All Non-Agenda Items Within the Subject Matter Jurisdiction of the Facilities Committee - Up to 30 Minutes - August 19, 2021.

*Public Comments**Davis, Kim**Delton, Carol**Olugbala, Assata**Tapscott, Ben***Presentation/Acknowledgment Made**

**I. Introduction of New Legislative Matter**

*None.*

**J. Adjournment**

*Chairperson Yee adjourned the meeting at 8:24 P.M.*

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

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