



OPERATIONS COMMITTEE
Trustee Jerome Shelton, Chair
Report to Board
May 21, 2019

Action Items

I. DCMR Proposed Rulemaking

- a. COO Troy LeMaile-Stovall provided a rational for the need for this rulemaking – UDC received a notice from OIG (DC’s Office of Inspector General) that UDC was in violation of PPRA – Public Procurement Regulatory Authority, act passed by District in 2010 to bring more clarity and transparency to the District’s procurement practice (following best practices nationwide). UDC initially disagreed that given our independent procurement authority that we were obligated to abide by the PPRA, but in reviewing the PPRA its was discovered we were following most of the act. In consultation with DC’s Office of Procurement we agreed to put the PPRA into practice (via this rulemaking but without giving up our independent authority) with 2 exceptions – 1) all grievances by vendors would be processed by UDC; and 2) we would post all procurements on the UDC website not the District’s
- b. Committee approved recommending the rulemaking to the full Board.

II. MOU between DCPS and DGS to allow use of trailers as swing space for Eaton Elementary for 2 years

- a. COO LeMaile-Stovall provided a detail review of the MOU with Eaton; some key terms include:
 - i. Continued surveillance of any impact to geothermal wells



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- ii. Removal of the “bubble” so the “upper field” (one currently not being used by the trailers) will be converted into an NCAA-regulation turf soccer/lacrosse field (once trailers are removed that field will also become a turn field and the more comprehensive soccer complex will be developed with the neighborhood soccer clubs)
 - iii. UDC provides snow removal, 25 parking passes are included (others have to be paid for), and access to electricity and water
 - iv. DGS provides payment of \$1.9m to cover 3 years (FY19, FY20 & FY21)
 - v. Working with Eaton and DCPS and final schedule for access to gym and field but both are dependent on upcoming projects - aforementioned field project and upgrade for gym floor and bleachers
 - vi. MOU calls for the trailers to be removed after Eaton leaves in 2 years but if they stay the rent will be 2.5x the current \$630K/year rent
- b. Committee approved for full Board consideration but wanted to send message to Mayor and Council that the fields must be returned to student use after Eaton leaves

III. Multi-year lease agreement for Old Congress Heights (OCH)

- a. COO LeMaile-Stovall presented a lease for the ~72K OCH facility at 3100 MLK Ave SE; to be used to consolidate current programs at Shadd, UMC and PR Harris and eventually new programs such as automotive. Lease is a 15-year lease with 2 purchase options one at the 6-year mark and the other at year 15.
- b. Committee approved lease for consideration by full Board



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- IV. Lease renewal for Van Ness student apartments located at 3003 Van Ness**
- a. COO LeMaile-Stovall presented the lease for 26 apartments the UDC will lease to be sub-leased to our students.
 - b. The revenue generated for these units comes from internal transfers (for DCUP and student athletes) and general students who pay the entire costs
 - i. DCUP students have a housing stipend that covers most but not all of the costs; balance of which about \$3000/year is covered by those students
 - ii. Student athletes pay the difference from their grant in aid and the actual costs
 - c. Most of the Committee debate centered on understanding the economics, getting changes to zoning to allow for use during the summer by non UDC tenants and timing of potential housing exclusively for UDC
 - d. Committee recommended lease to Board for approval

Informational Items

V. COO report

- a. COO LeMaile-Stovall reviewed the COO report which included reports on
 - i. FY20 budget process (as of this writing the \$35M to purchase 4250 Connecticut Ave is approved), upcoming contracts and DCMR changes and Summer-1 and Fall-2019 enrollment