



**CITY OF OAKLAND MAYOR'S COMMISSION ON AGING
(MCOA)**

Wednesday, November 6, 2024

10:00 a.m. – 12:00 p.m.

In Person

City Hall – Hearing Room 1
1 Frank H. Ogawa Plaza, Oakland, CA 94612



CITY OF OAKLAND MAYOR'S COMMISSION ON AGING

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Wednesday, November 6, 2024

10:00 a.m. – 12:00 p.m.

PUBLIC PARTICIPATION:

- The public may observe and/or participate in this meeting, in person at City Hall – Hearing Room 1 – 1 Frank H. Ogawa Plaza, Oakland, CA 94612.

For your safety, we strongly recommend you wear a mask.

OBSERVE:

- **To observe the meeting by television**, please tune in to KTOP-TV10 Programming, is also available on Channel 99 on AT&T U-Verse, or click this link to view <https://oakland.granicus.com/player/camera/2>.
- **To observe the meeting by video conference**, please click on this link: <https://us06web.zoom.us/j/87879786992?pwd=YVJ1eFNUZlduZTJpcjdWQWRzZjJ1UT09> at the noticed meeting time.
Instructions on how to join a meeting by video conference is available at: <https://support.zoom.us/hc/en-us/articles/201362193-joining-a-Meeting>
- **To listen to the meeting by phone**, please call the numbers below at the noticed meeting time: Or One tap mobile:
US: +16694449171,,87879786992# or +17193594580,,87879786992#
Or Telephone:
Dial (for higher quality, dial a number based on your current location):
US: +1 669 444 9171 or +1 719 359 4580 or +1 720 707 2699 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 878 7978 6992

Instructions on how to join a meeting by phone are available at:

<https://support.zoom.us/hc/en-us/articles/201362663-Joining-a-meeting-by- phone>

PUBLIC COMMENT:

- **Join Us in Person**, 1 Frank H. Ogawa Plaza, Hearing Room 1, Oakland, CA 94612. To Comment in Person, members of the public must submit a separate speaker card for each item on the agenda to the commission clerk before the item is called.
- **Email Written Comments to MCOA@Oaklandca.Gov**. Written comments must be submitted at least 24 hour prior to the meeting time to be delivered to the commissioners.

If you have any questions, please email the Mayor's Commission on Aging at: mcoa@oaklandca.gov.



MAYOR'S COMMISSION ON AGING
City of Oakland - Human Services Department
150 Frank H. Ogawa Plaza, Suite 4340 Oakland, CA 94612
(510) 238-6137 · (Fax) 238-7207 · (TTY) 238-3254

City of Oakland Mayor's Commission on Aging (MCOA)
Wednesday, November 6, 2024
10:00 a.m. – 12:00 p.m.

In Person

City Hall – Hearing Room 1 – 1 Frank H. Ogawa Plaza, Oakland, CA 94612

Issues that the public wishes to address that **are not** published on the agenda will be heard during the Public Forum section.

AGENDA

1. Call To Order
2. Roll Call
3. Adoption of Agenda
4. Approval of September 4, 2024, MCOA Draft Meeting Minutes – *Handout*
5. Public Comment (Specific Agenda Items, limit of two minutes)
6. Approval of MCOA Nominee Brandon Hemphill – *Attachment*
7. Presentation: Assisting Vulnerable Oakland Older Adults to Age in Place: Multipurpose Senior Services Program (MSSP) and Senior Wellness Connections - *Karyl Eckels, MSSP Manager, Human Services Department, Aging and Adult Services – Handout*
8. City of Oakland FY 24-25 Contingency Budget, Impact on Aging – *Kurry Foley, Agency Administrative Manager, Human Services Department – Handout*
9. Updates on 5-Year Strategic Plan Planning Process – *Ana Bagtas, Aging and Adult Services Manager, Human Services Department*
10. Human Services/Adult & Aging Services Updates
11. Open Forum (Limit of two minutes)
12. Closing Remarks & Adjournment

NOTE: THE COMMISSION MAY TAKE ACTION ON ANY ITEM ON THE AGENDA

This meeting location is wheelchair accessible. To request disability-related accommodations or to request an ASL, Cantonese, Mandarin, or Spanish interpreter, please email MCOA@oaklandca.gov or call TDD/TTY (510) 238-3254 at least five working days before the meeting.

Interests & Experiences

Please tell us how your qualifications and participation will relate to the requested board and/or commission's mission.

As a lifelong resident of Oakland, CA and graduate of Skyline High School of the OUSD my life experience, success, failures, and accomplishments are all closely related to my upbringing in Oakland. My Grandfather was the 1st black man to buy our 1st family home in Oakland on 54th Street. My family legacy of being a proud and productive Oakland residents and members of the community has continued to be a driving force in my life and spirit allowing me to overcome past mistakes leading to felony convictions through participating and excelling in local workforce development programs that allowed me to further my career in Construction Management through hard work, dedication, and education. I received my Professional Certificate in Construction Management from UC Berkeley Extension graduating with a 3.7GPA. Since 2008 I have worked on and oversaw various high profile Government funded Construction projects totalling in the Billions in contract value including The Laguna Honda Hospital Replacement Project, BART's Earthquake Safety Programs - Transbay Tube Retrofit and West Oakland Station Projects, and Muni's Central Subway Project to name a few. I am passionate about serving and bettering my community through service. And look forward to serving in any and all capacities I am deemed qualified for. Thank you for the opportunity and your time and attention in regards to this matter. I hope to hear from you soon. Best Regards, Brandon Hemphill

Brandon Hemphill

Work Experience

Public Works Inspector

4Leaf, Inc - Pleasanton, CA

September 2023 to November 2023

- Mid-Peninsula Water District Improvement Project: Phase I
- Provide oversight and coordination of construction and engineering activities.
- Create and submit computerized daily reports detailing project progress, contract drawings and specifications.
- Provide quality control of contractor installations and project deliverables.
- Provide senior management with accurate and timely status updates outlining performed and completed work, scheduled work yet to be performed, and issues within the field.
- Review contract drawings and specifications to ensure accuracy and compliance in field installations.
- Provide accurate generation and maintenance of redline contract drawings.
- Lead daily meetings detailing contractors' scope of work, plan of action, safety risks and measures to be taken.
- Communicate with project engineers, resident engineers, architects, and contract administrators regarding work in the field.
- Risk, safety, quality, and time management.

Construction Field Inspector

Acumen Building Enterprise, Inc. - Oakland, CA

May 2022 to September 2023

- Provide oversight and coordination of construction and engineering activities.
- Create and submit computerized daily reports detailing project progress, contract drawings and specifications.
- Provide quality control of contractor installations and project deliverables.
- Provide senior management with accurate and timely status updates outlining performed and completed work, scheduled work yet to be performed, and issues within the field.
- Review contract drawings and specifications to ensure accuracy and compliance in field installations.
- Provide accurate generation and maintenance of redline contract drawings.
- Lead daily meetings detailing contractors' scope of work, plan of action, safety risks and measures to be taken.
- Communicate with project engineers, resident engineers, architects, and contract administrators regarding work in the field.
- Train inspectors in inspection, construction/contractor management, and daily reporting best practices.
- Risk, safety, quality, and time management.

Program Manager Facebook

Insight Global, LLC - Menlo Park, CA

June 2021 to May 2022

- Program/Project Management for FB's Global FacOps Support Team.
 - Closeout Management coordination of final deliverables/project turnover to be provided to owner per contract and for the effective operation of constructed facilities.
 - Research and analysis of systems, programs, & SOP's to improve performance of teams, systems, traceability, information sharing, and global acceptance and application.
 - Team management. Oversight and engagement with 3rd party consultants responsible for specific SOW's and projects per contract language.
 - Process Improvement
 - Peer 1:1 and Team Training/Onboarding:
- Project Team of 5 hired for high paced short-term contract to assess effectiveness and efficiency of Document Management System used from Construction Design phase to Project Closeout phase.

Business Manager

ET Services, LLC - Atlanta, GA

October 2018 to June 2021

- Creation of marketing plans and materials.
- HR Management: interviewing, recruiting, training, and development.
- Contract and Project Management
- Technical Support as needed
- Attendance of Pre-Bid Meetings and Site Walks
- Team Building
- Identification of Bid Opportunities

Lead Construction Field Inspector

Metropolitan Atlanta Rapid Transit Authority - Atlanta, GA

October 2018 to June 2020

- Provide oversight and coordination of construction and engineering activities.
- Create and submit computerized daily reports detailing project progress, contract drawings and specifications.
- Provide quality control of contractor installations and project deliverables.
- Provide senior management with accurate and timely status updates outlining performed and completed work, scheduled work yet to be performed, and issues within the field.
- Review contract drawings and specifications to ensure accuracy and compliance in field installations.
- Provide accurate generation and maintenance of redline contract drawings.
- Lead daily meetings detailing contractors' scope of work, plan of action, safety risks and measures to be taken.
- Communicate with project engineers, resident engineers, architects, and contract administrators regarding work in the field.
- Train inspectors in inspection, construction/contractor management, and daily reporting best practices.
- Risk, safety, quality, and time management.

LTE Cell Site Lead Technician

Infinity Construction Solutions - Burford, GA

July 2018 to October 2018

- Acted as the Lead Technician on a 2-person crew installing Mini Macro Sprint Sites.
- Coordinated daily site work.
- Daily Document Control and Quality Control of Tech Site Work.

- Worked on installation, integration, and commissioning of Mini Macro Sites.
- Worked on pole setting and installation of Omni Antenna, UE Relay, Radio, Raycap, and power meters on both wood and metal utility poles.
- Provided troubleshooting of equipment at the direction of Sprint's CIC Support Team.
- Purchased inventory of tools and equipment for site work.
- Provided senior management with accurate and timely status updates.
- Installation, commissioning, and integration field training for newly hired Technicians to ensure proficiency of field force.
- Worked on proper routing and termination of Fiber(SM, MM, and POF), Coaxial, Cat 5, power, and grounding cables.
- Reviewed construction drawings for material takeoffs and the creation of accurate installation plans of specified equipment.
- Set up sites according to traffic and safety plans.

Project Manager/LTE Cell Site Lead Technician

Capital Commitment Solutions - Washington, DC

September 2017 to July 2018

- Managed a 4-person crew for the Nokia Airscale Project.
- Coordinated OJT and daily site work.
- Prepared daily Document Control and Quality Control of Tech Site Work.
- Worked on installation, integration, and commissioning of Nokia Airscale FSM4 and SMM Equipment in Cellular Base Transceiver Stations.
- Worked on the removal and decommissioning of ALU BBU LTE Equipment.
- Purchased an inventory of tools and equipment for contract work.
- Provided senior management with accurate and timely status updates.
- Trained newly hired Technicians to ensure proficiency of field force.
- Handled proper routing and termination of fiber, backhaul, alarm, grounding, and power cables.
- Coordinated alarm testing at the direction of bridge/NOC to ensure equipment functionality.

Acquisitions Manager

HomeVestors Housing Helpers LLC - Fort Collins, CO

September 2016 to September 2017

- Provided customer outreach and appointment scheduling.
- Conducted property walkthroughs to determine necessary repairs and create estimates.
- Recorded pictures and repair estimates using ValuChek. Years of Experience
- Established relationships with real estate professionals, contractors, and other investors.
- Ran comps to determine ARV's of properties and generated offers.
- Posted ads online to generate interest in properties for sale and build buyer's list.
- Managed renovation projects involving multiple trades.

Assistant Project Manager/Skilled Trades Technician

Complete DKI - Pensacola, FL

November 2015 to September 2016

- Initiated customer contact for damage assessments and scope of work recommendations.
- Drew blueprints to show source and extent of damage for use by estimators in Xactimate.
- Created demolition and remediation plans for affected areas.
- Set up and monitored remediation equipment including, air movers and dehumidifiers.
- Organized and created inventory systems used in warehouse.

- Reviewed blueprints and ensured that construction was performed according to project plans.
- Provided finish work including, carpentry, flooring, drywall, electric, and plumbing.
- Provided contract management including, subcontractor selection, bid-walks, review of estimates, and quality control.

Project Manager/Lead Technician

Next Level Media Group - Barberton, OH

January 2013 to November 2015

- Handled contract administration.
- Developed file indexing system and SOP's for administrative and field use.
- Managed field personnel and techs for various projects.
- Coordinated in-class training, OJT, and daily site work.
- Provided document control and quality control of technicians' site work.
- Purchased an inventory of tools and equipment for contract work.
- Updated schedules and progress trackers.
- Conducted daily logging and recordkeeping of completed work.
- Submitted closeout packages according to contract specifications.
- Led Team Building and Field Force Safety meetings.
- Coordinated site access with clients for surveys, equipment delivery, and construction.
- Confirmed build-out packages with site acquisition and construction.
- Monitored and tracked work order submissions.
- Coordinated site walkthroughs and contractor deployment to ensure forecast and deadlines were met.
- Managed construction build-out and verification of construction according to COP.
- Compiled and documented work for project deliverables.
- Provided senior management with accurate and timely status updates.

Document Control Administrator

Cornerstone Transportation Consulting - San Francisco, CA

June 2012 to January 2013

- Worked on BART Warm Springs Extension Project valued at \$890M.
- Processed, filed, and logged all incoming and outgoing paperwork using Wong CMS.
- Tracked change orders.
- Coordinated the submittal and RFI approval/response process.
- Documented Inspector's Daily Reports by tracking daily work and progress.
- Shadowed Inspectors.
- Maintained As-Built Drawings.
- Provided general administration work as required.

Document Control Administrator

Cornerstone Transportation Consulting - San Francisco, CA

June 2010 to June 2012

- Worked on the BART West Oakland Station Earthquake Safety Program valued at \$45M.
- Processed, filed, and logged all incoming and outgoing paperwork using Wong CMS.
- Tracked change orders.
- Coordinated the submittal and RFI approval/response process.
- Documented Inspector's Daily Reports by tracking daily work and progress.
- Shadowed Inspectors.
- Maintained As-Built Drawings.

- Provided general administration work as required.

Front Desk Administrator

Cornerstone Facilities Consulting - San Francisco, CA

January 2008 to January 2010

- Managed front desk operations for the Laguna Honda Hospital Replacement Project valued at \$410M for the City and County of San Francisco.
- Supervised front desk administrative staff (3 employees).
- Processed, filed, and logged all incoming and outgoing paperwork using Turner Talk.
- Created SOP's for front desk administration personnel.
- Provided administrative support for project team.

Education

Professional Certificate in Construction Management

UC Berkeley Extension - Berkeley, CA

January 2010 to October 2018

Skills

- Construction Project Management
- Scheduling
- Administrative Management
- Contract Management
- Estimating
- Inspections
- Xactimate
- Document Control and Administration
- Contract Drawings and Specifications
- Contract Management
- ValuChek
- Turner Talk
- Administrative Management
- Microsoft Project
- Negotiation
- Document Management Systems
- Construction Management
- Program management
- Project management
- Kaizen