

LOS ANGELES UNIFIED SCHOOL DISTRICT

SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE

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Jeffrey Fischbach

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Hyepin Im

L.A. City Controller's Office

Brian Mello

Assoc. General Contractors of CA

Dr. Clarence Monteclaro

Tenth District PTSA

William O. Ross IV

31st District PTSA

Samantha Rowles

LAUSD Student Parent

Araceli Sandoval-Gonzalez

Early Education Coalition

Dolores Sobalvarro

AARP

Celia Ayala (Alternate)

Early Education Coalition

Chad Boggio (Alternate)

L.A. Co. Federation of Labor AFL-CIO

Peggy Robertson (Alternate)

Assoc. General Contractors of CA

Connie Yee (Alternate)

L.A. Co. Auditor-Controller's Office

Joseph P. Buchman – Legal Counsel

Burke, Williams & Sorensen, LLP

Lori Raineri and Keith Weaver – Oversight

Consultants

Government Financial Strategies

Timothy Popejoy

Bond Oversight Administrator

Perla Zitle

Bond Oversight Coordinator

School Construction Bond Citizens' Oversight Committee

Regular Meeting

LAUSD HQ – Board Room

333 S. Beaudry Avenue

Los Angeles, CA 90017

Thursday, September 1, 2022

10:00 a.m.

Please see the archived video of the meeting for all discussions/questions:

<https://lausd.wistia.com/medias/0gcy1behin>

Committee Members Present (11): Jeffrey Fischbach, Margaret Fuentes, Chris Hannan, Brian Mello, Jennifer McDowell, Dr. Monteclaro, Scott Pansky, William Ross, Samantha Rowles, Araceli Sandoval-Gonzalez, Connie Yee

Committee Members Absent (4): Neelura Bell, D. Michael Hamner, Hyepin Im, Dolores Sobalvarro.

00:00:00 Call to Order

Ms. Fuentes called the meeting to order at 10:06 a.m.

00:00:02 Chair's Remarks

Ms. Fuentes welcomed all to the Bond Oversight Committee (BOC) meeting. She asked BOC members participating remotely to set their Interpretation Feature on the Zoom screen menu to their preferred language for simultaneous interpretation. She also thanked the KLCS staff for their production, Spanish Interpretation staff for their work in translating and other District Staff for their assistance in broadcasting the hybrid BOC meeting.

Ms. Fuentes indicated that District Staff and members of the public, who were not present in the Board Room, could watch the meeting via the BOC website www.laschools.org/bond by clicking on the live stream feature under the "Meeting Agendas" tab.

Ms. Fuentes stated that the hybrid meeting was being conducted in accordance with the requirements of the Brown Act that governs public meetings of legislative bodies. She explained that public speakers were asked to sign up using a hyperlink to a

Google form included on the agenda and posted to the BOC's website on August 5, 2022. She stated that the form was available 24 hours before the start of the meeting and would remain open for 20 minutes after the start of the meeting.

Ms. Fuentes stated that there would be a maximum of five (5) speakers for each agenda item and up to ten (10) speakers for general public comment. She stated that all public speakers would have up to 3 minutes and would be heard on phone/audio only. She also stated that public speakers with more than one agenda item would be provided 6 minutes total to make comments on all items they wished to address. She detailed the protocols for public speakers via audio and said that they should monitor the meeting through the live stream and then turn off the live stream volume when asked to speak to avoid audio echo or audio feedback. When it was the speaker's turn to speak, Ms. Zitle would announce the last four digits of the caller's phone number, and each public speaker would be instructed to unmute on Zoom, or press *6 (star 6), to speak. She stated that in-person speakers would be asked to step up to the podium to be heard. She thanked everyone in advance for working with the Committee to accommodate speakers.

Ms. Fuentes read the Bond Oversight Committee's (BOC) mission statement:

"The mission of the Oversight Committee is to oversee the permissible and prudent expenditure of funds for the construction, repair, and modernization of schools by the Los Angeles Unified School District (LAUSD). In order to effectively carry out that mission the Oversight Committee must remain strong and independent. That is our responsibility to the District, the teachers, the students, and the taxpayers."

Ms. Fuentes welcomed BOC Member, Samantha Rowles, LAUSD Student parent representative, who served as an alternate for one year before being appointed the primary member. BOC Member, Dr. Clarence Monteclaro, Tenth District PTSA, who served as an alternate for two years before being appointed the primary member. She also greeted new members William O. Ross IV, representing the 31st District PTSA, Brian Mello, representing the Association of General Contractors, and Peggy Robertson, alternate to Mr. Mello.

Ms. Fuentes indicated that new BOC members received an orientation from BOC staff and asked presenters to introduce themselves and provide context of proposed projects. She also acknowledged Mr. Hovatter's offer to brief members that may want additional information regarding the bond program.

Ms. Fuentes highlighted the Facilities Services Division Projects "Dashboard" created at the direction of the District Superintendent that can be found on the Facilities website and on the Quick Links section of the BOC website's home page. She asked BOC Legal Counsel, Joseph Buchman to explain "quorum" for the 15 active members of the Committee.

00:08:42 Agenda Item 1. Public Comment

There was a public speaker, Adriana Salazar Avila, Business Representative, Teamsters Local 572. The speaker addressed the conditions of cafeteria workers at school sites and the extreme temperatures of working conditions due to the seasonal heat wave. [Mr. Hovatter, CFE, later addressed these concerns at the meeting and outlined measures the District was taking to relieve the conditions on an emergency basis and then plans for longer-term improvements.]

00:13:00 Agenda Item 2. Consent Calendar (August 11, 2022 Meeting Minutes)

Mr. Pansky made a motion to move the Consent Calendar.

Ms. McDowell seconded.

00:15:36 The Chair asked Mr. Popejoy to conduct a roll call vote.

Ayes: 10 - Mr. Fischbach, Ms. Fuentes, Mr. Hannan, Mr. Mello, Ms. McDowell, Dr. Monteclaro, Mr. Pansky, Mr. Ross, Ms. Rowles, Ms. Yee

Nays: 0

Abstentions: 1 - Ms. Sandoval-Gonzalez

Absences: 4 - Ms. Bell, Mr. Hamner, Ms. Im, Ms. Sobalvarro

The Consent Calendar passed.

00:16:53 **Agenda Item 3. 30 Board Member Priority and Local District Priority Projects and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein**
Presenter: India Griffin, Director of Maintenance and Operations, FSD

Ms. Griffin presented 30 Board Member Priority and Local District Projects and Amendment to the Facilities Services Division (FSD) Strategic Execution Plan. The total combined budget was \$1.8M. The projects included three video surveillance (CCTV) systems, three fencing project, eleven furniture projects, seven electronic free-standing marquee project, one new plumbing and power to support laundry equipment, one public address (PA) system, one shade structure, one technology project, and two water bottle filling stations. Please refer to Board Report No. 024-22/23 for further detailed information.

Ms. Griffin presented pictures and details for six of the 30 projects presented: Chain Link Privacy Fence Projects at Burbank Elementary School, Mariposa-Nabi Primary Center, and Aurora Elementary School, Lunch tables and benches at Goethe International Charter School, Installation of intrusion alarm and video surveillance (CCTV) system at Adams Middle School and Installation of a new shade structure at O'Melveny Elementary School.

There were questions related to the conduit runs in the tunnels for the installation of the CCTV system at Adams Middle School, fencing installation, whether projects go out for bid or projects are performed in-house, lifespan of privacy fences, and prioritization of projects.

There was a comment related to whether the Goethe International Charter School project for lunch tables and benches was inconsistent with Board Resolution (Res 054-18/19) *Increasing Fairness and Support for District Schools Sharing Campuses with Charter Schools*, by providing funding for the project from the Board Member Priority Project category rather than a charter funding category in the School Upgrade Program (SUP). The Chair also asked about the status of the projects executed during the one-year pilot program established with this adopted Board Resolution that had an original allocation of \$5.5M.

All questions were answered by Ms. Griffin.

Ms. Sandoval-Gonzalez made a motion to approve Resolution 2022-37.

Mr. Pansky seconded.

00:31:25 The Chair asked Mr. Popejoy to conduct a roll call vote on the motion.

Ayes: 11 - Mr. Fischbach, Ms. Fuentes, Mr. Hannan, Mr. Mello, Ms. McDowell, Dr. Monteclaro, Mr. Pansky, Mr. Ross, Ms. Rowles, Ms. Sandoval-Gonzalez, Ms. Yee

Nays: 0

Abstentions: 0

Absences: 4 - Ms. Bell, Mr. Hamner, Ms. Im, Ms. Sobalvarro

Resolution 2022-37 passed.

00:32:51 **Agenda Item 4. Three Projects to Provide Critical Replacements and Upgrades of School Building/Site Systems and Components and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein**
Presenter: India Griffin, Director of Maintenance and Operations, FSD

Ms. Griffin presented three projects to provide critical replacements and upgrades of school building/site systems and components and amend the Facilities Services Division Strategic Execution Plan. She said that the total combined budget for the proposed three new underground plumbing projects at Lawrence Middle School, Pacoima Middle School and Portola Middle School was \$24M. Please refer to Board Report No. 025-22/23 for further detailed information.

There were no questions related to the proposed projects.

Ms. Sandoval-Gonzalez made a motion to approve Resolution 2022-38.

Ms. Rowles seconded.

00:34:31 The Chair asked Mr. Popejoy to conduct a roll call vote on the motion.

Ayes: 11 - Mr. Fischbach, Ms. Fuentes, Mr. Hannan, Mr. Mello, Ms. McDowell, Dr. Monteclaro, Mr. Pansky, Mr. Ross, Ms. Rowles, Ms. Sandoval-Gonzalez, Ms. Yee

Nays: 0

Abstentions: 0

Absences: 4 - Ms. Bell, Mr. Hamner, Ms. Im, Ms. Sobalvarro

Resolution 2022-38 passed.

00:35:26 **Agenda Item 5. Two Sustainable Environment Enhancement Developments for Schools (SEEDS) Projects and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein**
Presenter: India Griffin, Director of Maintenance and Operations, FSD

Ms. Griffin presented two Sustainable Environment Enhancement Developments for Schools (SEEDS) in alignment with Board Resolutions, *Expand Sustainable Schoolyards and Environmental Initiatives and Curriculum* adopted on April 16, 2013, and *Creating New School Gardens and Campus and Community-Shared Green Spaces to Provide Outdoor Learning Opportunities and Create Sustainable and Healthy Environments (Res 042-19/20)* adopted on February 9, 2021. She stated project description, project budget, project schedule and partner organization for the proposed SEEDS greening spaces at Allesandro Elementary School and Short Avenue Elementary School. Please refer to Board Report No. 026-22/23 for further detailed information.

There were questions related to partnership for SEEDS projects, the greening index, and maintenance agreement for the proposed projects.

All questions were answered by Ms. Griffin and Mr. Chrysiliou.

Mr. Pansky made a motion to approve Resolution 2022-39.

Mr. Ross seconded.

00:42:46 The Chair asked Mr. Popejoy to conduct a roll call vote on the motion.

Ayes: 11 - Mr. Fischbach, Ms. Fuentes, Mr. Hannan, Mr. Mello, Ms. McDowell, Dr. Monteclaro, Mr. Pansky, Mr. Ross, Ms. Rowles, Ms. Sandoval-Gonzalez, Ms. Yee

Nays: 0

Abstentions: 0

Absences: 4 - Ms. Bell, Mr. Hamner, Ms. Im, Ms. Sobalvarro

Resolution 2022-39 passed.

00:43:57 **Agenda Item 6. Technical Evaluation Report of School Improvement Program (Information Only)**
Presenter: Salvatore Randazzo, Interim Inspector General, OIG

Mr. Randazzo began his presentation with background on the relationship between the OIG and the BOC. He reported that the Technical Evaluation School Improvement Program received up to \$30M in funds from the Routine Repair and General Maintenance (RRGM) approved by the Board of Education in 2016. He stated that six of 93 projects were funded through bond funds. Four of the six bond-eligible projects were evaluated in the report.

Mr. Randazzo presented the two objectives of the technical evaluation as follows: 1) Whether bond-funded School Improvement Program (SIP) projects were completed in accordance with plans, specifications, and applicable codes and regulations, and 2) Whether completed bond-funded SIP projects met the program goal by improving the visual condition of the school sites and enhancing the learning environment. He also stated the contractor’s name, contract type, contract amount, major scope of work, start date, contract duration, and contract completion date. He reported findings per objective as shown in the table below:

Project Name	Objective 1 <i>Completion of Project in Accordance with Plans, Specifications, and Codes & Regulations</i>	Objective 2 <i>Meeting Program Goal by Improving Visual Condition of School Sites and Enhancing the Learning Environment</i>
2nd St ES – <i>Access Upgrades, Paving and LID Project</i>	Yes	Yes
2nd St ES – <i>Portable Restroom Relocation</i>	Yes	Little or No Impact. However, the portable restroom was successful from a functionality standpoint.
Angeles Mesa ES - <i>Flooring Upgrades</i>	Generally, yes. However, we found an issue with the wall base	Yes
Cheremoya ES - <i>Windows Upgrades</i>	Generally, yes, However, we found two issues: project not completed on schedule and quality control deficiencies	Yes

There were questions related to oversight and quality control for projects, quality control penalties, financial review of invoices, technical walk-through to sign-off on deliverables for payment, inspection of materials used, selection of projects for the technical evaluation, cost-savings for early completion of projects, suggestion to include findings, inclusion of a checklist of what the technical evaluation entails,

staffing shortage, classification of materials specifications, before and after testing of temperatures for reflective coating, reflective temperature studies of pavement coatings.

All questions were answered by Mr. Randazzo and Mr. Hovatter.

The Chair announced that the Board of Education had hired a permanent LAUSD Inspector General. She praised the work of the Inspector General's Office and expressed the BOC's appreciation of the leadership and integrity Mr. Randazzo provided as Interim Inspector General.

01:23:42 Agenda Item 7. Chief Facilities Executive's Report (Information Only)

Presenter: Mark Hovatter, Chief Facilities Executive, FSD

Mr. Hovatter began his presentation by thanking the Inspector General for the findings of the Technical Evaluation Report of the SIP projects. He moved on to mention that because of the severe regional heat wave and high temperatures, HVAC projects were becoming a priority, and there had been many demands to address air conditioning repairs.

Mr. Hovatter explained investments and activities in the Routine Restricted Maintenance Account (RRMA), formerly known as Routine Repairs & General Maintenance (RRGM) pursuant to Education Code Section 17070.75 that requires school districts to contribute not less than 3 percent of the general fund annual budget for building maintenance. He said that RRMA funding had been reduced more than 50 percent and reinstated in 2015, but not sufficient to address maintenance repairs in the District due to a growth of 37 percent in new school sites. He reported some of the challenges FSD faces and measures incorporated in response to the HVAC demand at schools. His presentation included number of service calls for HVAC repairs received on the first week of school and the calls received the day prior to the BOC committee meeting. The report included the total number of portable air-conditioning units deployed, total number of HEPA Air Cleaning Devices deployed and total number of classrooms relocated temporarily.

Albion Elementary School: HVAC at 25 percent construction complete. Scope of work that will provide new Heating, Ventilation and Air Conditioning (HVAC) systems in the Main Building, Auditorium, Unit #2 and Unit #3 classroom buildings. Project schedule is from the first quarter of 2022, and it has an anticipated completion date in the fourth quarter of 2023 with a budget of \$5.3M.

Carnegie Middle School at 39 percent construction complete. Scope of work that will include the replacement of Heating, Ventilation and Air Conditioning (HVAC) systems at the Administration and Library/Oral Arts Buildings. Project schedule is from the fourth quarter of 2021, and it has an anticipated completion date scheduled for the first quarter of 2023 with a budget of approximately \$3.8M.

Banning High School at 25 percent construction complete. Scope of work will include replacement of the Heating, Ventilation and Air Conditioning (HVAC) systems in the Gymnasium, Multipurpose, Kitchen, Central Plant, Shop #1 and Shop #3 Buildings. The HVAC systems are over 40 years old and beyond economical repair. The scope of work includes installing a new heating, ventilation, and air conditioning (HVAC) system and upgrading the fire alarm system. The project also includes equipment demolition, asbestos abatement, cleaning and leak test for ducts, structural upgrade, electrical power upgrade, patch and paint as required. Project schedule is from the fourth quarter of 2021 and has an anticipated project completion date in the second quarter of 2024 with a project budget of \$22M.

Elizabeth Learning Center at 25 percent construction complete of the Comprehensive Modernization, and 100% construction complete of the gymnasium HVAC project. Scope of work for the HVAC project included the removal of the existing RTUs and roofing material, rebuilding of HVAC curbs, installation of rooftop ductwork, and installation of new exposed ducts in the Gymnasium ceiling and was completed in September 2021. Project schedule is from second quarter of 2020, and it has an anticipated completion date in the third quarter of 2026 with construction contracts in the amount of \$134.4M.

Huntington Park High School at 44 percent construction complete of the Comprehensive Modernization, and 100% construction complete of the HVAC project. Scope of work for the HVAC project included new HVAC systems in Administration/Classroom Building; Culinary Arts Classroom; Science Classroom Building and Shop Building. Project start was in the fourth quarter of 2020 and has an anticipated completion date in the fourth quarter of 2025 with a budget of \$150M.

All questions were answered by Mr. Hovatter.

Mr. Hovatter extended an invitation to the BOC to celebrate the completion of the first Comprehensive Modernization project at Cleveland High School. The project started in the fourth quarter of 2018 with construction contracts in the amount of \$160M. The ribbon-cutting ceremony will be on September 16, 2022, at 11:30AM, Zoom Webinar ID 815 3811 8463.

He highlighted the value of the bond program in addressing school building and systems maintenance and reported that approximately \$1B had been spent on HVAC projects over the years. He stated that approximately \$780M in investment every year would be needed to replace 5 percent of the HVAC systems District-wide.

There were questions related to solar energy, project prioritization for HVAC repairs in food services areas, and working with labor partners to identify union priorities for cafeteria workers.

There was a request for an update to the BOC after the one-day pilot to address the HVAC repairs in school cafeterias.

01:54:09 Agenda Item 8. Discussion of Non-Agenda Matters

None

01:54:28 Ms. Fuentes, Chair, adjourned the meeting at 12:04 p.m.

Ms. Fuentes thanked BOC members, District staff and members of the public for their participation and announced that the next BOC meeting would be on September 29.

Minutes of September 1, 2022 approved per School Construction Bond Citizens' Oversight Committee.

Jennifer McDowell

Jennifer McDowell, Secretary