

LOS ANGELES UNIFIED SCHOOL DISTRICT

SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE

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31st District PTSA

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Early Education Coalition

Dolores Sobalvarro

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Early Education Coalition

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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, December 1, 2022

10:00 a.m.

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

<https://lausd.wistia.com/medias/2npbg7axi3> (English)

<https://lausd.wistia.com/medias/jxydfnf21k> (Spanish)

Committee Members Present (11): Neelura Bell, Margaret Fuentes, D. Michael Hamner, Hyepin Im, Susan Linschoten, Dr. Clarence Monteclaro, Scott Pansky, Peggy Robertson, William Ross, Samantha Rowles, Dolores Sobalvarro.

Committee Members Absent (4): Jeffrey Fischbach, Chris Hannan, Jennifer McDowell, Araceli Sandoval-Gonzalez.

00:00:00 Call to Order

Ms. Fuentes called the meeting to order at 10:03 a.m.

00:00:05 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 the BOC website www.laschools.org/bond had been down since the September 4th cyberattack on the District, and stated that the last financial reporting to the BOC was presented in July 2022. She indicated that carrying out the BOC's mission was not being supported without regular monthly financial information and project schedule reporting. She expressed concern about the inability to track project progress, project spending, inaccessibility to the BOC website and

requested an update from the District to the BOC for a resolution to allow meaningful oversight. She announced that, with the BOC website down, BOC meeting materials and live stream of meetings could be found on the LAUSD District website at achieve.lausd.net under “Board Meeting Agendas.”

The BOC meeting live stream was also available by clicking http://lausd.granicus.com/MediaPlayer.php?publish_id=18 on the link listed on the agenda. She expressed her gratitude to Michael McLean, Executive Officer of the Board, for assisting the BOC with the posting of materials on the temporary Board of Education website.

Ms. Fuentes stated the protocols for the hybrid meeting and that the meeting was being conducted in accordance with the requirements of the Brown Act. 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 Board of Education’s website on November 22, 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 announced that the next BOC meeting after the holiday break would be January 26, 2023. She indicated a few revisions to the agenda that were emailed to members the night before. She also said that, in response to BOC inquiries, a one-page document titled “Charter School Summary” was included to facilitate answers to questions related to types of charter schools and funding from programs as well as project type spending in the School Upgrade Program (SUP) and Measure RR Implementation Plan.

Ms. Fuentes acknowledged Samantha Rowles participation at ribbon cutting ceremony for the McKinley Avenue Elementary School new classroom building on November 17. Ms. Rowles provided a few remarks related to her experience at the event. Ms. Fuentes invited members to the project celebration for the Comprehensive Modernization project at the Elizabeth Learning Center on December 7 at 4:30 p.m.

Ms. Fuentes asked BOC Legal Counsel, Joseph Buchman to explain “quorum” for the 15 active members of the Committee. Mr. Buchman did so.

00:10:12 Agenda Item 1. Introduction of the New LAUSD Inspector General (Information Only)

Susan Stengel, new Inspector General to the Los Angeles Unified School District, provided brief remarks introducing herself and expressing her enthusiasm for serving in her new position and working with the BOC.

00:12:11 Agenda Item 2. Public Comment

At the time this item was called in order by the Chair, two public speakers had signed up but had not yet joined the meeting. During the project presentation of Agenda Item #4 (below), one public speaker joined the meeting via Zoom to address the Committee regarding agenda item #6. The second public speaker did not join the meeting to provide a comment.

00:12:29 Agenda Item 3. Consent Calendar - November 3, 2022 Meeting Minutes.

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

Ms. Sobalvarro seconded.

00:13:03 The Chair asked Mr. Popejoy to conduct a roll call vote.

Ayes: 11 - Ms. Bell, Ms. Fuentes, Mr. Hamner, Ms. Im, Ms. Linschoten, Dr. Monteclaro, Mr. Pansky, Ms. Robertson, Mr. Ross, Ms. Rowles, Ms. Sobalvarro

Nays: 0

Abstentions: 0 -

Absences: 4 - Mr. Fischbach, Mr. Hannan, Ms. McDowell, Ms. Sandoval-Gonzalez

The Consent Calendar passed.

00:14:16 Agenda Item 4. Six 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 six Board Member Priority and Local District Projects and Amendment to the Facilities Services Division (FSD) Strategic Execution Plan. The total combined budget was \$356,066. The projects included two interactive display projects, three furniture projects and one video surveillance (CCTV) system project. Please refer to Board Report No. 121-22/23 for further detailed information.

There were questions and a discussion related to the description of the project at the Salvin Special Education Center, type of furniture for the Salvin Special Education Center project, funding for Local Districts after redistricting adjustments to Board Districts, Board Members discretionary use of allocation of bonds, and clarification of the allocation of funds being co-sponsored for the project at Salvin Special Education Center.

All questions were answered by Ms. Griffin and Ms. Castillo.

Mr. Pansky made a motion to approve Resolution 2022-49.

Dr. Monteclaro seconded.

00:21:17 Mr. Popejoy conducted a roll call vote on the motion.

Ayes: 11 - Ms. Bell, Ms. Fuentes, Mr. Hamner, Ms. Im, Ms. Linschoten, Dr. Monteclaro, Mr. Pansky, Ms. Robertson, Mr. Ross, Ms. Rowles, Ms. Sobalvarro

Nays: 0

Abstentions: 0 -

Absences: 4 - Mr. Fischbach, Mr. Hannan, Ms. McDowell, Ms. Sandoval-Gonzalez

Resolution 2022-49 passed.

There was a public speaker who provided a comment related to agenda item 6.

00:24:57 **Agenda Item 5. 7th Street Elementary Arts Integration Magnet School Retaining Wall and Parking Lot Asphalt Replacement Project and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein**
Presenter: India Griffin, Director of Maintenance and Operations, FSD

Ms. Griffin presented the 7th Street Elementary Arts Integration Magnet School Retaining Wall and Parking Lot Asphalt Replacement Project and Amend the Facilities Services Division Strategic Execution Plan. She described the project background and scope as well as presented pictures of the cracked wall. The project budget is approximately \$2M and construction schedule is to begin in the fourth quarter of 2024 and to end in the first quarter of 2026. Please refer to Board Report No. 122-22/23 for further detailed information.

There were questions and a discussion related to anticipated additional or current active projects at the school site. [See *infra* agenda item # 10: During the Chief Facilities Executive's Report presentation, Mr. Hovatter provided clarification of the approach used by FSD when a project is identified at a school site.]

Ms. Bell made a motion to approve Resolution 2022-50.

Mr. Ross seconded.

00:29:06 The Chair asked Mr. Popejoy to conduct a roll call vote on the motion.

Ayes: 11 - Ms. Bell, Ms. Fuentes, Mr. Hamner, Ms. Im, Ms. Linschoten, Dr. Monteclaro, Mr. Pansky, Ms. Robertson, Mr. Ross, Ms. Rowles, Ms. Sobalvarro

Nays: 0

Abstentions: 0

Absences: 4 - Mr. Fischbach, Mr. Hannan, Ms. McDowell, Ms. Sandoval-Gonzalez

Resolution 2022-50 passed.

00:31:17 **Agenda Item 6. A \$30 Million Districtwide Program for Cooling Relief at School Cafeteria Kitchens and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein**
Presenter: India Griffin, Director of Maintenance and Operations, FSD

Ms. Griffin began her presentation of the \$30 Million Districtwide Program for Cooling Relief at School Cafeteria Kitchens and Amend the Facilities Services Division Strategic Execution Plan with a brief description of the program to install new 3- to 5-ton air conditioning systems for 682 schools with insufficient cooling identified by the Food Services Division. She stated that the program prioritization was based by a Heat Zone Index and the school's Average Daily Participation Rate. Please refer to Board Report No. 123-22/23 for further detailed information.

There were questions and a discussion related to the process for the installation of cooling units, alternatives for schools that are not part of the cooling relief program, the anticipated plan for remaining schools when funding is depleted, the maintenance and upgrade of units, structural design for the units' installation, cost estimation, factors taken into consideration around school site equity, use of funds if there is a balance, and clarification on the type of units to remain permanent in kitchens. [See *infra* agenda item # 10: During the Chief Facilities Executive's Report presentation, Mr. Hovatter provided additional information about the cooling relief projects.]

All questions were answered by Ms. Griffin.

Mr. Pansky made a motion to approve Resolution 2022-51.

Dr. Monteclaro seconded.

00:46:14 The Chair asked Mr. Popejoy to conduct a roll call vote on the motion.

Ayes: 11 - Ms. Bell, Ms. Fuentes, Mr. Hamner, Ms. Im, Ms. Linschoten, Dr. Monteclaro, Mr. Pansky, Ms. Robertson, Mr. Ross, Ms. Rowles, Ms. Sobalvarro

Nays: 0

Abstentions: 0 -

Absences: 4 - Mr. Fischbach, Mr. Hannan, Ms. McDowell, Ms. Sandoval-Gonzalez

Resolution 2022-51 passed.

00:47:10 **Agenda Item 7. Five Proposition 39 Co-Located/Shared Facilities Improvement 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 Five Proposition 39 Co-Located/Shared Facilities Improvement Projects and Amend the Facilities Services Division Strategic Execution Plan. She stated that the combined budget for the projects was \$487,019 for the following proposed improvements: Bottle filling stations and outdoor furniture at Belmont High School, privacy fencing at Wilton Place Elementary School, a closed-circuit television (CCTV) system upgrade and bottle filling stations at Holmes Elementary School, audio visual equipment upgrade in multipurpose room at Mount Gleason Middle School, and an audio visual equipment upgrade in the library and outdoor furniture at Peary Middle School. Please refer to Board Report No. 124-22/23 for further detailed information.

Ms. Griffin showed pictures of the proposed project at Wilton Place Elementary School for the replacement of privacy fencing for a project budget of \$100,000 and anticipated schedule from the first quarter of 2023 to the second quarter of 2023.

There were questions and a discussion related to the audio-visual equipment upgrades being funded by the Charter School category versus the Board Member and Local District category in the SUP, process to choose projects for co-located school facilities, cost of bottle filling stations, addition of the charter school name to the list of projects being presented, requirements to qualify for the proposed projects, clarification on the type of charter school identification to be funded by the Charter School SUP category, how input from the school community is collected, a member recommendation to consider surveying the community to find determine the outcomes of completed projects at co-located schools, and insertion of the cost breakdown for projects. [See *infra*-agenda item # 10: During the Chief Facilities Executive's Report presentation, Mr. Hovatter provided additional information about these projects.]

All questions were answered by Ms. Griffin.

Ms. Linschoten made a motion to approve Resolution 2022-52.

Mr. Hamner seconded.

01:03:26 The Chair asked Mr. Popejoy to conduct a roll call vote on the motion.

Ayes: 11 - Ms. Bell, Ms. Fuentes, Mr. Hamner, Ms. Im, Ms. Linschoten, Dr. Monteclaro, Mr. Pansky, Ms. Robertson, Mr. Ross, Ms. Rowles, Ms. Sobalvarro

Nays: 0

Abstentions: 0 -

Absences: 4 - Mr. Fischbach, Mr. Hannan, Ms. McDowell, Ms. Sandoval-Gonzalez

Resolution 2022-52 passed.

01:04:26 Agenda Item 8. Two Charter School Facilities Upgrade 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 Charter School Facilities Upgrade Projects and Amend the Facilities Services Division Strategic Execution Plan. She provided project scope, project budget and construction schedule for the Juanita Tate Elementary School and Alain Leroy Locke College Preparatory Academy as follows:

- Juanita Tate Elementary School (Aspire Inskip, Slauson, Tate Academies) Project to replace approximately 86,000 square feet of synthetic turf and infill on the soccer field. The budget is \$5.6M, and construction schedule is anticipated to begin in the third quarter of 2024 and completion in the second quarter of 2025.
- Alan Leroy Locke College Preparatory Academy (Green Dot Public Schools) Project to replace approximately 222,940 square feet of deteriorated roofing on 35 buildings with new polyvinyl chloride (PVC) roofing and metal flashing, which also includes the installation of new gutters and downspouts and paint to match the affected areas. The budget is \$4.5M, and construction schedule is anticipated to begin in the second quarter of 2024 and completion in the second quarter of 2025.

Please refer to Board Report No. 125-22/23 for further detailed information.

There were questions and a discussion related to partial replacement of the turf field, lifespan of the proposed project for the turf field replacement as well as more background to understand the condition of the current field (which was not clearly visible on the pictures shown), reason for excluding some roofs from the proposed project to replace roofs at Locke College Prep, type of sports field at Tate Elementary School, and school property proprietorship.

Al Grazioli, Director of Facilities Real Estate & Asset Development, provided information related to outreach to potential user partners to offset the cost of the fields. He explained that a notice of intent is published to find interested parties, but many organizations only have a budget to pay for the use of the field; not capital to help fund construction. He reported that, from time to time, there are partnerships with sports teams, and FSD has a partnership group for contributions and collaboration. He also informed that currently there are no joint venture agreements with any organizations.

There were questions and a discussion related to strategically presenting the next potential fields in need of replacement to corporations for potential contributions/partnerships. [See *infra* agenda item # 10: During the Chief Facilities Executive's Report presentation, Mr. Hovatter provided additional information about seeking sponsorships for these types of projects.]

BOC member Scott Pansky volunteered his time to assist with communications and collaboration with potential partners such as Los Angeles Parks and Recreation.

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

Ms. Bell made a motion to approve Resolution 2022-53.

Mr. Pansky seconded.

01:24:36 The Chair asked Mr. Popejoy to conduct a roll call vote on the motion.

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Ayes: 9 - Ms. Bell, Mr. Hamner, Ms. Linschoten, Dr. Monteclaro, Mr. Pansky, Ms. Robertson, Mr. Ross, Ms. Rowles, Ms. Sobalvarro

Nays: 0

Abstentions: 1 - Ms. Fuentes

Absences: 5 - Mr. Fischbach, Mr. Hannan, Ms. Im, Ms. McDowell, Ms. Sandoval-Gonzalez

Resolution 2022-53 passed.

01:26:14 Agenda Item 9. Seven Athletic Facilities Upgrade Projects and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein

Presenter: Aaron Bridgewater, Director of Facilities Planning and Development, FSD

Mr. Bridgewater presented Seven Athletic Facilities Upgrade Projects and Amend the Facilities Services Division Strategic Execution Plan. He explained that the prioritization was based on the School Upgrade Program (SUP) and Measure RR Implementation Plan. He stated that, on June 22, 2021, the Board of Education adopted Board Resolution Res-030-20/21 - *Modernization, Upgrade and Development of High School Athletic Facilities* to address the need for competitive athletic facilities to attract and retain students. He reported that the proposed projects were selected after consultation with stakeholders, and funding was allocated to Board Districts according to enrollment of high school students and sports teams.

Mr. Bridgewater presented a map of the location for the proposed projects as well as project scope, project budget and anticipated construction schedule. Total combined budget of these seven projects would be \$59.7M for the Chatsworth Charter High School Weight Room Improvement Project, the Cleveland Charter High School Synthetic Turf Football/Soccer Field Upgrade Project, the Dorsey High School Natural Turf Football/Soccer Field, Track, Lighting and Bleacher Upgrade Project, the Dymally High School Football Stadium Upgrade Project, the Gardena High School Football Stadium and Synthetic Track Upgrade Project, the Jefferson High School Football Scoreboard Upgrade Project and the Reseda Charter High School Synthetic Track and Natural Turf Football/Soccer Field Upgrade Project. Please refer to Board Report No. 127-22/23 for further detailed information.

There were questions and a discussion related to decision-making for the selection of synthetic turf versus natural turf, clarification on the Americans with Disabilities Act (ADA) improvements, a suggestion to include historic information of fields, clarification on potential refund to the bond program if a sponsor is found, Jefferson High School's scoreboard funding category identification, and replenishment of the Wellness, Health, Athletics, Learning, and Efficiency (WHALE) allocation. [See *infra* agenda item # 10: During the Chief Facilities Executive's Report presentation, Mr. Hovatter provided additional information on athletic field projects.]

All questions were answered by Mr. Bridgewater.

Ms. Sobalvarro made a motion to approve Resolution 2022-54.

Ms. Rowles seconded.

01:45:05 The Chair asked Mr. Popejoy to conduct a roll call vote on the motion.

Ayes: 10 - Ms. Bell, Ms. Fuentes, Mr. Hamner, Ms. Linschoten, Dr. Monteclaro, Mr. Pansky, Ms. Robertson, Mr. Ross, Ms. Rowles, Ms. Sobalvarro

Nays: 0

Abstentions: 0

Absences: 5 - Mr. Fischbach, Mr. Hannan, Ms. Im, Ms. McDowell, Ms. Sandoval-Gonzalez

Resolution 2022-54 passed.

01:46:17 Agenda Item 10. Chief Facilities Executive's Report (Information Only)

Presenter: Mark Hovatter, Chief Facilities Executive, FSD

In response to questions from BOC members on previous agenda items, Mr. Hovatter began his presentation by addressing stakeholder input for projects. He stated that Facilities often tries to involve the Regional District due to principal turnover at schools. He also explained that Facilities would proceed with projects based on seismic or structural conditions pursuant to applicable codes and would try to accommodate principals' additional requests when practicable. He said that community outreach was led by the school principals with support of the FSD Community Relations staff to schedule community meetings.

He also discussed the factors taken into consideration for discretionary funds in the bond program distributed to Local Districts (now Regions), which would be receiving an allocation adjustment now that they transitioned from six local districts to four regional districts. He informed that as a part of the 100% green energy commitment, LAUSD is replacing kitchen equipment using electric alternatives rather than gas. He anticipated that the kitchen technology improvements would also help with the cooling of school cafeterias. In addition, he explained that it is not always feasible to add project scope or additional projects to an existing project. It was often a matter of funding availability. He stated that cooling in kitchen area projects were being prioritized. Any delays in these projects were related to the availability of materials or labor, not funding.

Mr. Hovatter also described challenges facing water bottle filling station projects, including increasing costs.

He provided more details related to Charter co-location shared projects, by stating that the original phase allowed the host school to choose the improvement, and funding was based on the number of years the charter school had been on the campus. The second phase, he explained, allowed both principals to choose a project that would benefit the regular school and the charter school. The third phase, he stated, included projects for a first-time co-location only making already-co-located charter schools ineligible. In response to cost breakdown for projects, he said that he would try to incorporate it as the projects are being defined.

As for turf versus natural fields, he stated that he would provide a new presentation on athletic fields to the BOC. He stated that the District welcomes opportunities for sponsorships and partnerships. He provided a brief explanation stating that the bond funds identified for the Upgrade of High School Competitive Athletic Facilities under the Measure RR implementation were prioritized by each Board Member. In addition, he reported that the Superintendent has encouraged FSD to scope the work and define the projects in anticipation of future bond measures.

Mr. Hovatter presented an update on asphalt paving projects at Columbus Middle School, Hillside Elementary School, and Saturn Elementary School. He moved on to provide updates on the Comprehensive Modernization projects: 20 percent construction completion at Belvedere Middle School, 67 percent construction completion at Grant High School, 52 percent construction completion at North Hollywood High School, and 29 percent construction completion at San Pedro High School. He showed pictures of the Groundbreaking Ceremony on November 4, 2022 to celebrate the Comprehensive Modernization at Reseda High School and the Ribbon-Cutting Ceremony on November 17, 2022 for the McKinley Elementary School New Classroom Building.

Mr. Hovatter extended an invitation to the BOC to join in the celebration of the next upcoming event:

- Elizabeth Learning Center Comprehensive Modernization Project Groundbreaking Ceremony on December 7, 2022 at 4:30 p.m.

There were no questions for Mr. Hovatter.

02:14:11 Agenda Item 11. Discussion of Non-Agenda Matters

Ms. Fuentes thanked BOC members, District Staff and members of the public for their participation. She also wished everyone a safe holiday season.

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02:14:37 Ms. Fuentes, Chair, adjourned the meeting at 12:20 p.m. and announced that the next BOC meeting was scheduled for January 26, 2023.

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

/Margaret Fuentes/

Margaret Fuentes, Chair, on behalf of Secretary, Jennifer McDowell