

LOS ANGELES UNIFIED SCHOOL DISTRICT

SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE

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LAUSD Student Parent

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Assoc. General Contractors of CA

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Tenth District PTSA

William O. Ross IV

31st District PTSA

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AARP

Chad Boggio (Alternate)

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

Connie Yee (Alternate)

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

Vacant

L.A. City Controller's Office

Joseph P. Buchman – Legal Counsel

Burke, Williams & Sorensen, LLP

Lori Raineri and Keith Weaver – Oversight

Consultants

Government Financial Services Joint

Powers Authority

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, August 10, 2023

10:00 a.m.

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

<https://lausd.wistia.com/medias/fxbk9io7e9> (English)

<https://lausd.wistia.com/medias/l689sy5pod> (Spanish)

Committee Members Present (12): Neelura Bell, Jeffrey Fischbach, D. Michael Hamner, Patrick MacFarlane, Jennifer McDowell, Brian Mello, Dr. Clarence Monteclaro, Scott Pansky, William Ross, Samantha Rowles, Dolores Sobalvarro, Connie Yee

Committee Members Absent (2): Margaret Fuentes, Chris Hannan

00:00:00 Call to Order

Mr. Hamner called the meeting to order at 10:03 a.m. and welcomed all to the Bond Oversight Committee (BOC) meeting.

00:00:24 Introductory Remarks

Mr. Hamner, Vice-Chair stated that he was chairing the meeting in the absence of Chair Fuentes, who was engaged with a back-to-school event. BOC members participating remotely need to set their Interpretation Feature on the Zoom screen menu to their preferred language for simultaneous interpretation. He 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.

Mr. Hamner announced that the BOC website could be found at <https://www.lausd.org/boc>. He also indicated that meeting materials and live stream in both English and Spanish were located under the tab *Upcoming Meetings*. He 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 August 5, 2023. He 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.

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Mr. Hamner 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. He stated that all public speakers would have up to 3 minutes. He 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. He 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. Zittle 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. He stated that in-person speakers would be asked to step up to the podium to be heard. He thanked everyone in advance for working with the Committee to accommodate speakers.

Mr. Hamner completed his remarks.

00:02:54 Mr. Hamner 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."

Mr. Hamner welcomed new member Patrick MacFarlane, representative of the Early Education Alliance and who replaced Ms. Sandoval-Gonzalez, who termed out in June after six years on the BOC. Mr. MacFarlane shared brief remarks expressing his enthusiasm for being appointed to the Committee.

Mr. Hamner informed that the 2023 BOC Charter and Memorandum of Understanding (MOU) Review Task Force was still active and had met four times. He stated that the Task Force would continue to review the MOU for proposed revisions in preparation for the next step to meet with signatories to the MOU as provided in the BOC resolution that established a Task Force. He anticipated regular progress reports to the Committee in the near future.

Mr. Hamner thanked FSD staff for hosting school construction site visits for BOC members on July 11. They visited Belvedere Middle School, Huntington Park High School, and Jefferson High School. He also expressed his thanks for coordination of transportation and lunch by BOC staff. Mr. MacFarlane shared comments on his experience touring the sites.

00:05:32 **Agenda Item 1. Public Comment**

There was one public speaker in person who made comments on various agenda items.

00:12:33 **Agenda Item 2. Consent Calendar – June 8, 2023 Meeting Minutes and 4th Quarterly Report FY2022-2023(April-June)**

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

Mr. Pansky seconded.

00:13:04 The Chair asked Mr. Popejoy to conduct a roll call vote.

Ayes: 10 - Ms. Bell, Mr. Fischbach, Mr. Hamner, Ms. McDowell, Dr. Monteclaro, Mr. Pansky, Mr. Ross, Ms. Rowles, Ms. Sobalvarro, Ms. Yee.

Nays: 0

Abstentions: 2 – Mr. MacFarlane, Mr. Mello.

Absences: 2 – Ms. Fuentes, Mr. Hannan.

The Consent Calendar passed.

00:14:07 **Agenda Item 3. Three 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 Three Athletic Facilities Upgrade Projects and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein. He stated that the project is pursuant to the Board of Education approved resolution, *Modernization, Upgrade and Development of High School Athletic Facilities* (Res 030-20/21), to provide safe and physical education areas for all high school students. He explained the scope of work and anticipated project schedule. The total combined budget was \$35M that would be funded from the SUP category Wellness, Health, Athletics, Learning, and Efficiency (WHALE).

Mr. Bridgewater also reported regarding FSD's actions to implement Board Rule 1251 that provides for Sponsorships and Advertising on School Premise. He stated that FSD will continue to work within this area to seek opportunities for cost sharing on capital projects with potential third-party contributors. He reported that the last published Notice of Intent for Joint Use partners unfortunately resulted in no interested parties. Please refer to Board Report No. 007-23/24 for further detailed information on the proposed projects at Eagle Rock High School, Bell High School, and South Gate High School.

There were questions related to principals' input for the selection of synthetic turf versus natural grass fields, seeking corporate partnerships before the anticipated start of construction of the proposed projects, determinative project factors in addition to the condition of fields, potential issues at the design phase for projects, water conservation, useful life of natural grass fields, higher cost justification between projects, Board District reallocation for High School Competitive Athletic Facilities upgrades, water retention, and student athlete health concerns about synthetic turf.

All questions were answered by Mr. Bridgewater.

Ms. Sobalvarro made a motion to approve Resolution 2023-19.

Mr. Mello seconded.

00:38:10 The Chair asked Mr. Popejoy to conduct a roll call vote on the motion.

Ayes: 12 - Ms. Bell, Mr. Fischbach, Mr. Hamner, Mr. MacFarlane, Ms. McDowell, Mr. Mello, Dr. Monteclaro, Mr. Pansky, Mr. Ross, Ms. Rowles, Ms. Sobalvarro, Ms. Yee.

Nays: 0

Abstentions: 0

Absences: 2 – Ms. Fuentes, Mr. Hannan.

Resolution 2023-19 passed.

00:39:22 **Agenda Item 4. The New Chatsworth Early Education Center Project and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein**

Presenter: India Griffin, Director of Maintenance and Operations, FSD

Dr. Dean Tagawa, Executive Director of Early Childhood Education

AGENDA ITEM WAS PRESENTED BUT POSTPONED PERMITTING MORE TIME FOR RESPONSES TO BOC MEMBERS' QUESTIONS ON THE PROPOSED PROJECT.

Ms. Griffin and Dr. Tagawa presented scope of work, estimated budget and anticipated budget schedule. The purpose of the project is to establish a new early education center on the Chatsworth Charter High School campus (affiliated charter) by replacing two deteriorated classroom bungalows with two new modular buildings for approximately \$5M with construction to

begin in the third quarter of 2025 with project completion in the third quarter of 2026. Please refer to Board Report No. 008-23/24 for further detailed information.

There were questions related to prospective students the center would be serving, clarification on whether the program was new or existing, feasibility of using Charter Schools funding for the project, modular building options and specifications, square footage of open space, potential use of existing vacant bungalows located on campus, criteria for the selected area at the school site, useful life of modular buildings, bond program category for funding, identification of proposed project in a bond measure project list, question of the project's prudence given the long term debt service of the project, consideration of a larger center to serve more than 54 childcare spaces, temporary use of existing bungalows, greening space and playground, food services, programmatic feasibility of constructing early education center on a high school campus, anticipated enrollment percentage of student parents' children versus community, types of portable buildings and cost breakdown, and addition of project visuals for a better understanding of the different types of portable units.

All questions were answered by Ms. Tokes, Dr. Tagawa, Ms. Griffin, and Mr. Chrysiliou.

01:10:56 **Agenda Item 5. Five 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 Five Sustainable Environment Enhancement Developments for Schools (SEEDS) Projects and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein. The total combined budget was \$600,000. She provided project description, project budget, construction schedule, Greening Index ranking and enrollment for Liberty Boulevard Elementary School, Limerick Avenue Elementary School, Los Angeles Elementary School, Sun Valley Magnet, and Sylvan Park Elementary School as follows:

- Liberty Boulevard Elementary School: Construct an outdoor learning environment of approximately 2,300 square feet. The project includes the removal of asphalt and adding new decomposed granite, concrete benches, salvaged log benches and stools, and native planting areas with shade trees. The school will provide the drought tolerant shrubs and plants. The project has a budget of \$100,000, and it is anticipated to start in the third quarter of 2024 with completion in the first quarter of 2025.
- Limerick Avenue Elementary School: Construct an outdoor learning environment of approximately 2,700 square feet. The project includes the removal of asphalt and adding new decomposed granite, salvaged log benches and stools, picnic tables, and native planting areas with shade trees. The school will provide the drought tolerant plants. It has a project budget of \$100,000 with an anticipated start in the third quarter of 2024 and completion in the first quarter of 2025.
- Los Angeles Elementary School: Construct an outdoor learning environment of approximately 3,500 square feet. The project includes the removal of asphalt and adding new decomposed granite, concrete seat walls, salvaged log benches and stools, and native planting areas with shade trees. The school will provide the drought tolerant shrubs and plants. It has a project budget of \$150,000 with an anticipated start in the third quarter of 2024 and completion in the first quarter of 2025.
- Sun Valley Magnet School (LAUSD school with a co-located charter): Construct an outdoor learning environment and native garden of approximately 4,200 square feet. The project includes the removal of existing grass and adding new decomposed granite, salvaged log benches and stools, and native planting areas with shade trees. The school will provide the shrubs. It has a project budget of \$100,000 with an anticipated start in the third quarter of 2024 and completion in the first quarter of 2025.
- Sylvan Park Elementary School: Construct an outdoor learning environment and edible garden area of approximately 4,000 square feet. The project includes the removal of asphalt and adding new decomposed granite, raised planter beds, salvaged log benches and stools, garden tables and storage, and native planting areas with shade trees. The school will provide the

edible garden plants. It has a project budget of \$150,000 with an anticipated start in the third quarter of 2024 and completion in the first quarter of 2025.

Please refer to Board Report No. 009-23/24 for further detailed information, and <https://learninggreen.laschools.org/> to learn more about the greening program.

There were questions and a discussion related to school partnerships, partnership incentives, corporate partnerships as well as sponsorships, and a master plan for greening projects at schools.

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

Ms. Bell made a motion to approve Resolution 2023-21.

Mr. Fischbach seconded.

01:27:57 The Chair asked Mr. Popejoy to conduct a roll call vote on the motion.

Ayes: 12 - Ms. Bell, Mr. Fischbach, Mr. Hamner, Mr. MacFarlane, Ms. McDowell, Mr. Mello, Dr. Monteclaro, Mr. Pansky, Mr. Ross, Ms. Rowles, Ms. Sobalvarro, Ms. Yee.

Nays: 0

Abstentions: 0

Absences: 2 – Ms. Fuentes, Mr. Hannan.

Resolution 2023-21 passed.

01:28:04 **Agenda Item 6. Seven Playground and Campus Exterior Upgrade Projects and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein**
Presenter: India Griffin, Director of Maintenance and Operations, FSD

Krisztina Tokes, Chief Facilities Executive, began the presentation providing an overview of the program. She shared the results of input provided by leadership at school sites and Local District Administrators to identify priorities for Measure RR funding in 2021. She went over the findings of a survey organized by elementary schools, middle schools, and high schools that identified investment priorities by facility type at school sites:

Type of Facility Investment	Elementary Schools	Middle Schools	High Schools
21 st century classrooms	96%	88%	88%
Replace asphalt	92%	75%	-
Address failing building systems	88%	88%	75%
Camera/buzzer in main office	83%	75%	67%
Green/play space	79%	63%	-
Earthquake safety	75%	67%	-
ADA improvements	71%	71%	63%
Early education facilities	67%	-	-
Science labs	67%	88%	83%
Replace portables with permanent buildings	63%	-	-
K-12 career tech facilities	-	67%	71%
Arts, music and performing arts facilities	-	75%	75%
Athletic facilities	-	-	83%
Wellness centers	-	-	67%

Ms. Griffin stated that \$300M had been allocated to improve approximately 30 schools for this initial phase. She presented Seven Playground and Campus Exterior Upgrade Projects and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein. The total combined budget was \$78M. She explained the prioritization criteria for the identification of projects and provided project description, project budget, and construction schedule for upgrades at the school sites as shown below. Her presentation included photographs of the current deteriorated condition of areas and a proposed plan for the improvements. Please refer to Board Report No. 018-23/24 for further detailed information.

- Grant Elementary School: Approximately 72,000 square feet of paving to include the main and kindergarten playgrounds. The scope of work includes solar reflective coating on playgrounds, greening and landscaping throughout the campus, and privacy fencing where needed. The Project also provides a new fire alarm system for the entire site and accessibility upgrades. The project has a budget of approximately \$9M, and it is anticipated to start in the fourth quarter of 2025 with completion in the fourth quarter of 2027.
- Kester Elementary School: Approximately 108,000 square feet of paving to include the main and kindergarten playgrounds. The scope of work includes solar reflective coating on playgrounds and greening and landscaping throughout the campus. The Project also provides approximately 9,850 linear feet of underground utilities, a new trash enclosure, and accessibility upgrades. It has a project budget of approximately \$15M with an anticipated start the fourth quarter of 2025 with completion in the fourth quarter of 2027.
- Pomelo Community Charter School: Approximately 134,000 square feet of paving to include the main and kindergarten playgrounds. The scope of work includes solar reflective coating on playgrounds, greening and landscaping throughout the campus, privacy fencing where needed, and exterior painting of all buildings. The Project also provides a new trash enclosure, approximately 26,000 square feet of slope remediation along the site perimeter, and accessibility upgrades. It has a project budget of \$12M with an anticipated start in the fourth quarter of 2025 with completion in the fourth quarter of 2027.
- Colfax Charter Elementary School: Approximately 104,000 square feet of paving to include the main and kindergarten playgrounds. The scope of work includes solar reflective coating on playgrounds, greening and landscaping throughout the campus, and exterior painting of all buildings. The Project also provides a new trash enclosure and accessibility upgrades. It has a project budget of \$10M with an anticipated start in the fourth quarter of 2025 with completion in the fourth quarter of 2027.
- Mar Vista Elementary School: Approximately 89,000 square feet of paving to include the main and kindergarten playgrounds. The scope of work includes solar reflective coating on playgrounds, greening and landscaping throughout the campus, privacy fencing where needed, and exterior painting of all buildings. The Project also provides a new trash enclosure and accessibility upgrades. It has a project budget of \$8M with an anticipated start in the fourth quarter of 2025 with completion in the fourth quarter of 2027.
- Noble Elementary School: Approximately 70,000 square feet of paving to include the main and kindergarten playgrounds and select circulation areas. The scope of work includes solar reflective coating on playgrounds, greening and landscaping throughout the campus, along with privacy fencing and exterior painting of buildings where needed. The project also provides a new trash enclosure and accessibility upgrades. It has a project budget of \$9M with an anticipated start in the fourth quarter of 2025 with completion in the fourth quarter of 2027.
- Plummer Elementary School: Approximately 138,000 square feet of paving to include the main and kindergarten playgrounds and a new event plaza. The scope of work includes solar reflective coating on playgrounds, greening and landscaping throughout the campus, privacy fencing where needed, exterior painting of all buildings, and accessibility upgrades. It has a project budget of \$14M with an anticipated start in the fourth quarter of 2025 with completion in the fourth quarter of 2027.

There were questions and a discussion related to the printed meeting materials, cost breakdown, reasoning for selecting eight projects in Board District 3, use of Charter funds for these projects, suggestion to consider revising the current Charter Schools policy for use of bond funds, input considered for Measure RR priorities, student engagement for bond measures, the CA Charter School Association compromise to support Measure RR, clarification for not selecting Title 1 schools as suggested for the Los Angeles Living School Yard Coalition, type of privacy fencing for the proposed projects, and water reclamation.

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

Mr. Fischbach made a motion to approve Resolution 2023-22.

Dr. Monteclaro seconded.

02:05:03 The Chair asked Mr. Popejoy to conduct a roll call vote on the motion.

Ayes: 12 - Ms. Bell, Mr. Fischbach, Mr. Hamner, Mr. MacFarlane, Ms. McDowell, Mr. Mello, Dr. Monteclaro, Mr. Pansky, Mr. Ross, Ms. Rowles, Ms. Sobalvarro, Ms. Yee.

Nays: 0

Abstentions: 0

Absences: 2 – Ms. Fuentes, Mr. Hannan.

Resolution 2023-22 passed.

02:05:58 **Agenda Item 7. 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. Bell left the meeting at 12:05p.m.]

Ms. Griffin presented Two Charter School Facilities Upgrade Projects and Amendment to the Facilities Services Division (FSD) Strategic Execution Plan. Please refer to Board Report No. 019-23/24 for further detailed information. The total combined budget was \$1.6M. She detailed scope of work, project budget and construction schedule for the two school sites as follows:

CHIME Institute's Schwarzenegger Community at the Collier Street Elementary School – Project to replace approximately 6,000 square feet of deteriorated asphalt in the kindergarten yard and upgrade with solar reflective asphalt coating. This project will also upgrade deteriorated chain-link fencing around the yard with privacy fencing. Project budget is \$372,600, and project schedule is anticipated to begin in the fourth quarter of 2023 with completion in the second quarter of 2024.

Palisades Charter High School – Project to provide new wrought iron fencing at the front of the school of approximately 600 linear feet long and eight feet high and replace approximately 2,000 linear feet of deteriorated chain-link fencing around the campus perimeter. The scope of work also includes providing a secure entry system at the main entrance on Bowdoin Street and an accessible path of travel to the main office. Project budget is \$1.2M, and project schedule is anticipated to begin in the first quarter of 2025 with completion in the third quarter of 2025.

There were no questions, but Ms. Griffin provided a breakdown of the construction estimate for the wrought iron versus the chain link in response to a question asked at the agenda setting meeting.

Mr. Ross made a motion to approve Resolution 2023-23.

Ms. Sobalvarro seconded.

02:09:08 The Chair asked Mr. Popejoy to conduct a roll call vote on the motion.

Ayes: 11 - Mr. Fischbach, Mr. Hamner, Mr. MacFarlane, Ms. McDowell, Mr. Mello, Dr. Monteclaro, Mr. Pansky, Mr. Ross, Ms. Rowles, Ms. Sobalvarro, Ms. Yee.

Nays: 0

Abstentions: 0

Absences: 3 – Ms. Bell, Ms. Fuentes, Mr. Hannan.

Resolution 2023-23 passed.

02:10:08 **Agenda Item 8. 18 Board District Priority and Region Priority Projects and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein**
Presenter: India Griffin, Director of Maintenance and Operations, FSD

[Ms. McDowell left the meeting at 12:15p.m.]

Ms. Griffin, Director of Maintenance and Operations, presented 18 Board District Priority and Region Priority Projects. The projects included a total of 15 Board District priority projects and three Region priority projects. The proposed projects included one auditorium upgrade project, two video surveillance (CCTV) systems, one fencing project, eight furniture projects, one intercom/card reader project, two new electronic, free-standing marquees, one secure entry system project, one interactive display project, and one washer and dryer utility installation project. The total combined budget was \$1M. She provided additional details on the projects at 24th Street Elementary School and Phoenix Continuation High School. Please refer to Board Report No. 020-23/24 for further detailed information.

A member thanked Ms. Griffin for highlighting the project at Phoenix Continuation High School for new plumbing and power to support laundry equipment for homeless students.

There were no questions.

Mr. Fischbach made a motion to approve Resolution 2023-24.

Dr. Monteclaro seconded.

02:14:28 The Chair asked Mr. Popejoy to conduct a roll call vote on the motion.

Ayes: 10 - Mr. Fischbach, Mr. Hamner, Mr. MacFarlane, Mr. Mello, Dr. Monteclaro, Mr. Pansky, Mr. Ross, Ms. Rowles, Ms. Sobalvarro, Ms. Yee, Mr. Ross [recorded his vote at a later time during the meeting].

Nays: 0

Abstentions: 0

Absences: 4 – Ms. Bell, Ms. Fuentes, Mr. Hannan, Ms. McDowell.

Resolution 2023-24 passed.

02:15:45 **Agenda Item 9. Chief Facilities Executive's Report (Information Only)**
Presenter: Krisztina Tokes, Chief Facilities Executive, FSD – POSTPONED to August 31 BOC Meeting

02:15:57 **Agenda Item 10. Discussion of Non-Agenda Matters**

There were no non-agenda matters for discussion. Mr. Hamner thanked BOC members, District Staff and members of the public for their participation.

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02:16:17 Mr. Hamner, Chair, adjourned the meeting at 12:19 p.m. The next BOC meeting is scheduled for August 31, 2023.

Minutes of August 10, 2023 approved per School Construction Bond Citizens' Oversight Committee.

/Samantha Rowles/
Samantha Rowles, Secretary