

LOS ANGELES UNIFIED SCHOOL DISTRICT

SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE

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LAUSD Student Parent

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American Institute of Architects

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L.A. City Controller's Office

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Early Education Coalition

**Jennifer McDowell**

L.A. City Mayor's Office

**Brian Mello**

Assoc. General Contractors of CA

**Dr. Clarence Monteclaro**

Tenth District PTSA

**William O. Ross IV**

31<sup>st</sup> District PTSA

**Connie Yee (Alternate)**

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

**Vacant**

AARP

**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

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**School Construction Bond Citizens' Oversight Committee**

**Regular Meeting**

**LAUSD HQ – Board Room**

**333 S. Beaudry Avenue**

**Los Angeles, CA 90017**

**Thursday, October 5, 2023**

**10:00 a.m.**

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

<https://lausd.wistia.com/medias/d6hw9pfev3> (English)

<https://lausd.wistia.com/medias/zs5etlyozk> (Spanish)

Committee Members Present (11): Neelura Bell, Robert Campbell, Jeffrey Fischbach, Margaret Fuentes, D. Michael Hamner, Aleigh Lewis, Patrick MacFarlane, Jennifer McDowell, Dr. Clarence Monteclaro, William Ross, Samantha Rowles

Committee Members Absent (3): Chad Boggio, Brian Mello, Scott Pansky.

**00:00:00 Call to Order**

Ms. Fuentes called the meeting to order at 10:06 a.m. and welcomed all to the Bond Oversight Committee (BOC) meeting.

**Introductory Remarks**

Ms. Fuentes, Chair of the BOC, welcomed BOC members, District Staff and the public to the second BOC meeting of the school year. She stated that BOC members participating remotely needed 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.

**00:00:39** Ms. Fuentes asked Mr. Hamner to give introductory remarks.

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 that was published on the BOC's website on October 1, 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.

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.

**00:02:47** 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 Ms. Aleigh Lewis, representative of the Los Angeles City Controller's Office. Ms. Lewis expressed brief remarks and appreciated the opportunity to be serving on the BOC.

Ms. Fuentes informed that the 2023 BOC Charter and Memorandum of Understanding (MOU) Review Task Force was still active and had met four times. She stated that the Task Force's work resulted in the drafting of a redlined revision of proposed changes to the MOU. The proposed revisions have been forwarded to District Staff for review and action. She stated that the BOC looked forward to engaging with the signatories of the MOU to make updates and revisions.

Ms. Fuentes reported that the BOC Administrator and the BOC Chair made a presentation on October 3, 2023 to the Board of Education's Facilities and Procurement Committee, which is chaired by Nick Melvoin. She stated that Mr. Melvoin thanked, on behalf of his Committee, his appreciation to the volunteers who serve on the BOC. She said that Mr. Popejoy presented an overview of the BOC, and she reported on BOC areas of focus related to issues and questions. She detailed that those areas included the use of Charter school funds being limited to projects for independent charters, the role of the BOC in the bond audit process, greening of campuses, and design standards of fences. She anticipated the BOC giving regular updates to the Facilities and Procurement Committee.

Ms. Fuentes concluded her remarks by stating that BOC member Robert Campbell and BOC Staff met with District bond audit staff on September 25 to discuss the upcoming bond audit process, which will kick off later this month with the District's independent auditor. She reported that the meeting was productive, but the BOC was still waiting to hear back from District staff regarding requested materials and also a response to the question as to how the BOC will provide input into the auditor's risk assessment. Mr. Campbell provided brief remarks related to the meeting.

**00:06:17** **Agenda Item 1. Public Comment**

There was one public speaker in person who made comments on agenda items 1, 3, 4, 5, and 6.

**00:13:56** **Agenda Item 2. Consent Calendar – August 31, 2023 Meeting Minutes**

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

Mr. Fischbach seconded.

**00:14:18** The Chair asked Mr. Popejoy to conduct a roll call vote.

**Ayes: 9** - Ms. Bell, Mr. Campbell, Mr. Fischbach, Ms. Fuentes, Mr. Hamner, Mr. MacFarlane, Dr. Monteclaro, Mr. Ross, Ms. Rowles,

**Nays: 0**

**Abstentions: 2** – Ms. Lewis, Ms. McDowell

**Absences: 3** – Mr. Boggio, Mr. Mello, Mr. Pansky,

**The Consent Calendar was adopted.**

**00:15:34** **Agenda Item 3. The Redefinition of the 32nd Street USC Magnets Major Modernization Project and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein**  
**Presenter: Alix O'Brien, Deputy Chief Facilities Executive, FSD**

Ms. Tokes, Chief Facilities Executive, introduced Ms. Alix O'Brien as her new Deputy Chief Facilities Executive, who presented agenda item 3, The Redefinition of the 32nd Street USC Magnets Major Modernization Project and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein. Ms. O'Brien began her presentation with some background information on the seven major modernization projects (one project in each Board District) incorporated into the School Upgrade Program on August 24, 2021 (Board Report 027-21/22) after the passing of Measure RR. She informed that the definitions for site due diligence, planning and feasibility activities of five major modernizations including the 32<sup>nd</sup> Street USC Magnets were approved on October 12, 2021 (Board Report Rep-085-21-22).

Ms. O'Brien explained the scope of work for the redefinition of the 32<sup>nd</sup> St USC Magnets Major Modernization Project. The proposed budget was \$108M and that construction at the current site would require temporary relocation of the school to the former Downtown Business Magnet site. Please refer to Board Report No. 073-23/24 for further detailed information.

There was a discussion and questions related to construction cost versus design cost, school capacity for future expansion to accommodate more students, current waiting list to attend 32<sup>nd</sup> Street, access to performing arts and athletic facilities for the proposed project, USC branding on the proposed campus, the school's programmatic association to USC, clarification on the portables proposed for removal, use of the vacant space after removing portables, indirect costs, usage of the school facility including other amenities, expansion capabilities, prioritization of improvements to meet students' needs, clarification on the design layout for removal and potential building of classrooms, transportation for students, logistics and justification for relocation of students from 32<sup>nd</sup> St during the proposed major modernization project, staff parking spaces, specialty classrooms for performing arts, and breakdown of indirect costs.

There was a proposed motion to postpone the action item to the November 2 BOC meeting to continue with the presentation to provide answers to members' questions. (District staff did not object to the postponement.)

Mr. Campbell made a motion to postpone the project to the November 2 BOC meeting.

Mr. Fischbach seconded.

**01:08:37** The Chair asked Mr. Popejoy to conduct a roll call vote on the motion.

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**Ayes: 10-** Ms. Bell, Mr. Campbell, Mr. Fischbach, Ms. Fuentes, Mr. Hamner, Ms. Lewis, Mr. MacFarlane, Ms. McDowell, Dr. Monteclaro, Mr. Ross,

**Nays: 0**

**Abstentions: 1** – Ms. Rowles

**Absences: 3** – Mr. Boggio, Mr. Mello, Mr. Pansky,

**Resolution 2023-28 was postponed.**

**01:09:49** **Agenda Item 4. Two Wellness Center Projects and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein**

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

**Dr. Ron Tanimura, Director, Student Medical Services & Medi-Cal Programs**

[Item was withdrawn by District staff and anticipated for presentation at the November 2 BOC Meeting].

**01:10:00** **Agenda Item 5. The Definition of Five Outdoor Learning Environment Projects and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein**

**Presenter: Alix O'Brien, Deputy Chief Facilities Executive, FSD**

Ms. O'Brien presented the Definition of Five Outdoor Learning Environment Projects and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein at Bridge Street Elementary School, Cimarron Avenue Elementary School, Grape Street Elementary School, Fair Avenue Elementary School and Rowan Avenue Elementary School. She stated that the proposed projects would include the removal of excess relocatable buildings and asphalt to construct approximately 2,000-square-foot of outdoor learning space with landscaping (trees and pavers), shaded seating areas, shade structure, internet connectivity, water/sink and accessibility improvements.

Ms. O'Brien explained the identification and prioritization of projects that were incorporated into the LAUSD Greening Index for ranking of school sites and the Electronic Capacity Assessment Review (E-CAR) for identifying excess portable classrooms. She also presented the scope of work, project budget, project location map, project schedules and concept designs for the proposed projects. Total combined budget of these five projects was \$13.8M. Please refer to Board Report No. 076-23/24 for further detailed information.

There were questions and a discussion related to cost per square footage, details on the greening, ADA cost, bathroom upgrades, Sustainable Environment Enhancement Developments for Schools (SEEDS) program, proposed projects vs SEEDS programs, durability of fabric shades, whether proposed projects would go through the Office of the Chief Eco-Sustainability Officer, maximum capacity in an outdoor classroom, the Americans with Disabilities Act (ADA) hardship application, request to provide the location of the nearest park in future presentations, alternatives for the removal of portables, and identification of the SUP funding category.

All questions were answered by Ms. O'Brien.

Ms. McDowell made a motion to approve Resolution 2023-30.

Ms. Rowles seconded.

**01:33:12** The Chair asked Mr. Popejoy to conduct a roll call vote on the motion.

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**Ayes: 10** – Ms. Bell, Mr. Campbell, Mr. Fischbach, Ms. Fuentes, Mr. Hamner, Mr. MacFarlane, Ms. McDowell, Dr. Monteclaro, Mr. Ross, Ms. Rowles

**Nays: 0**

**Abstentions: 1** – Ms. Lewis

**Absences: 3** – Mr. Boggio, Mr. Mello, Mr. Pansky.

**Resolution 2023-30 passed.**

**01:34:14 Agenda Item 6. 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**

Ms. Griffin began her presentation stating that the New Chatsworth Early Education Center Project had been presented at the August 10, 2023 BOC meeting and was postponed so that staff could provide additional information. She indicated that Denisse Castillo, Project Manager, was available for questions. She explained the reasoning for the proposed location at the Chatsworth Charter School campus. She presented the project scope with a budget of \$5.2M, with anticipated construction to begin in the third quarter of 2025 and completion in the third quarter of 2026. She also presented visual samples of completed similar projects using modular buildings. Please refer to Board Report No. 008-23/24 for further detailed information.

There were questions and a discussion related to some existing bungalows that are still in use, origination of funding for early education centers, whether the District or the school receives the allocated money provided by the State, reason why funding from the bond program was needed to complement State funds and an appreciation by a member for providing detailed plans for the outdoor space.

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

Ms. Bell made a motion to approve Resolution 2023-20.

Mr. Fischbach seconded.

**01:43:58** The Chair asked Mr. Popejoy to conduct a roll call vote on the motion.

**Ayes: 11** – Ms. Bell, Mr. Campbell, Mr. Fischbach, Ms. Fuentes, Mr. Hamner, Ms. Lewis, Mr. MacFarlane, Ms. McDowell, Dr. Monteclaro, Mr. Ross, Ms. Rowles

**Nays: 0**

**Abstentions: 0**

**Absences: 3** – Mr. Boggio, Mr. Mello, Mr. Pansky.

**Resolution 2023-20 passed.**

**01:44:50 Agenda Item 7. Four 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 introduced Miguel Garcia, Program Manager, who was in attendance to answer questions related to the Four 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. She indicated that the total combined budget for the proposed projects was \$11M. Please refer to Board Report No. 082-23/24 for further detailed information.

Ms. Griffin described the projects scoping, budget and construction schedule for staircases at Hollywood High School, Pio Pico Middle School, Walnut Park Elementary and a synthetic turf field replacement at Torres High School. The proposed turf project included a replacement of 103,600 square feet of existing synthetic turf, replacement of 28,400 square feet of decomposed granite infield for the two areas, baseball and softball, improvements for compliance with mandates such as Americans with Disabilities Act (ADA), Division of the State Architect, California Environmental Quality Act (CEQA), and Department of Toxic Substances Control (DTSC) with a start project date in the fourth quarter of 2025 for approximately \$9.6M.

There were questions and a discussion related to warranties for the proposed synthetic turf field project, construction costs, decision-maker for choosing between a natural or turf field, determining factors for the selection of a field, assessment of staircases for other issues such as structural concerns, heat retention of synthetic turf fields, non-District private use, Civic Center Permit Office, allocation of funds from the fee collection of public use, expected useful life of a synthetic turf, warranty for a new synthetic turf, policy limitations if a school chooses natural grass, budget percentage for ADA compliance, physical health issues related to using synthetic turf fields, artificial turf used on baseball fields, current condition of the synthetic turf at Torres High School, out-of-commission actions for red-tagged fields.

All questions were answered by Ms. Tokes, Ms. Griffin and Mr. Garcia, and it was stated that the field at Torres High School was currently open for students' use.

Mr. Fischbach made a motion to approve Resolution 2023-31 including only the recommendation to approve new staircases at Hollywood High School, Pio Pico Middle School, and Walnut Park Elementary School.

Mr. Campbell seconded.

**02:03:35** The Chair asked Mr. Popejoy to conduct a roll call vote on the resolution.

[Mr. Ross recorded his vote on the resolution via Zoom chat due to unstable internet connection]

**Ayes: 11** – Ms. Bell, Mr. Campbell, Mr. Fischbach, Ms. Fuentes, Mr. Hamner, Ms. Lewis, Mr. MacFarlane, Ms. McDowell, Dr. Monteclaro, Mr. Ross, Ms. Rowles

**Nays: 0**

**Abstentions: 0**

**Absences: 3** – Mr. Boggio, Mr. Mello, Mr. Pansky.

**Resolution 2023-31 passed.**

**02:05:23** Mr. Fischbach made a separate subsequent motion to table the project at Torres High School to allow time for District staff to provide further information on the use of synthetic turf versus natural turf.

Mr. Hamner seconded.

The Chair asked Mr. Popejoy to conduct a roll call vote on the motion.

[Dr. Monteclaro left the meeting at 12:17p.m.]

**Ayes: 10** – Ms. Bell, Mr. Campbell, Mr. Fischbach, Ms. Fuentes, Mr. Hamner, Ms. Lewis, Mr. MacFarlane, Ms. McDowell, Mr. Ross, Ms. Rowles

**Nays: 0**

**Abstentions: 0**

**Absences: 4** – Mr. Boggio, Mr. Mello, Dr. Monteclaro, Mr. Pansky.

**The motion to table the project was adopted.**

[It should be noted that the Chair sent a letter to the Superintendent and the Board of Education on October 10, 2023 stating the questions and concerns raised by the Committee regarding its consideration of the proposed Synthetic Turf Project at Torres High School. That letter is attached.]

**02:19:30 Agenda Item 8. Seven Board District Priority and Region Priority Projects and Amend Facilities the Services Division Strategic Execution Plan to Incorporate Therein**  
**Presenter: India Griffin, Director of Maintenance and Operations, FSD**

[Ms. Lewis left the meeting at 12:30p.m.]

Ms. Griffin stated that Denisse Castillo would also be available during the presentation to answer questions the members may have. Ms. Griffin presented Seven Board Member Priority and Region Priority Projects and Amendment to the Facilities Services Division (FSD) Strategic Execution Plan. The total combined budget was \$874,289. The projects included one wrought iron fence project, a new STEAM lab, one classroom furniture project, exterior lunch tables, two shade structures, and one new electronic marquee display. She highlighted three of the seven proposed projects at Ramona Opportunity High School, Northridge Academy High School, and Sylvan Park Elementary School. Please refer to Board Report No. 083-23/24 for further detailed information.

There was a comment about projects that originated from security concerns and that the Board of Education should consider developing a Districtwide program.

Ms. Bell made a motion to approve Resolution 2023-32.

Ms. Rowles seconded.

**02:25:13** The Chair asked Mr. Popejoy to conduct a roll call vote on the motion.

**Ayes: 9** – Ms. Bell, Mr. Campbell, Mr. Fischbach, Ms. Fuentes, Mr. Hamner, Mr. MacFarlane, Ms. McDowell, Mr. Ross, Ms. Rowles

**Nays: 0**

**Abstentions: 0**

**Absences: 5** – Mr. Boggio, Ms. Lewis, Mr. Mello, Dr. Monteclaro, Mr. Pansky.

**Resolution 2023-32 passed.**

**02:26:12 Agenda Item 9. Chief Facilities Executive's Report (Information Only)**  
**Presenter: Krisztina Tokes, Chief Facilities Executive, FSD**

[Mr. Hamner left the meeting at 12:36p.m.]

Krisztina Tokes provided an overview of two programs for classroom upgrades that were incorporated in the SUP after the passing of Measure RR. She indicated that one of the programs was *Classroom Upgrades*, which allocated \$350M to improve approximately 2,300 classrooms at 50 schools. She stated that these projects will not include the moving of walls nor replacement of ceilings or lighting. She presented a list of priority ranking 48 middle schools by the highest Facilities Condition Index (FCI). She said that this investment would help attract and retain students.

Group	Rank by Highest Classroom FCI*	Region East	Region North	Region South	Region West	Board Approval of Project Definition
1	1	LA ACADEMY MS	PACOIMA MS	GOMPERS MS	PALMS MS	Q4 2023
2	2	ADAMS MS	MILLIKAN MS	AUDUBON MS**	WRIGHT MS**	Q1 2024
	3	BURBANK MS	HALE MS	FLEMING MS	WEBSTER MS**	Q1 2024
3	4	EL SERENO MS	SEPULVEDA MS	DODSON MS	MARK TWAIN MS	Q3 2024
	5	STEVENSON MS**	MT GLEASON MS**	DREW MS	REVERE MS	Q3 2024
	6	NIMITZ MS	REED MS	MANN MS	PIO PICO MS	Q3 2024
4	7	CARVER MS	SAN FERNANDO MS	MUIR MS	KING MS	Q1 2025
	8	GAGE MS	PORTOLA MS	MARKHAM MS	EMERSON MS	Q1 2025
	9	VIRGIL MS**	SUTTER MS**	BETHUNE MS	BERENDO MS	Q1 2025
5	10	SOUTH GATE MS	PORTER MS	WILMINGTON MS	COCHRAN MS	Q3 2025
	11	NIGHTINGALE MS	MULHOLLAND MS	EDISON MS	BANCROFT MS	Q3 2025
	12	GRIFFITH MS	LAWRENCE MS	CARNEGIE MS	LE CONTE MS**	Q3 2025

\*Classroom FCI includes classrooms used for instruction, special education, school set asides; classrooms used by co-located charter not included

\*\*Co-located charter present at campus site

Ms. Tokes moved on to discuss the second program *Classroom Replacement*, which allocated \$720M to address relocatable portables at approximately 12 schools. She indicated that 69 schools met the eligibility criteria of enrollment of more than 400 students, minimum of eight classrooms needed for permanent replacement, a minimum of four uncertified DSA classrooms, and no other major project provided for classroom improvements. She said that FSD developed a list of eight schools for this investment with at least one project per Board District: Bell High School, Madison Middle School, Limerick Elementary School, Carson Complex, White Middle School, Leo Politi Elementary School, 3<sup>rd</sup> St. Elementary School, and Clover Elementary School. She explained scoping for an anticipated Board action in 2024.

There were no questions.

**02:37:37 Agenda Item 10. Discussion of Non-Agenda Matters**

There were no non-agenda matters for discussion.

**02:37:48** Ms. Fuentes, Chair, adjourned the meeting at 12:42 p.m. Ms. Fuentes thanked BOC members, District Staff and members of the public for their participation. The next BOC meeting is scheduled for November 2, 2023.

Minutes of October 5, 2023 approved per School Construction Bond Citizens' Oversight Committee.

/Samantha Rowles/  
 Samantha Rowles, Secretary