

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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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, November 3, 2022

10:00 a.m.

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

<https://lausd.wistia.com/medias/eeb2bjk6db>

Committee Members Present (10): Neelura Bell, Margaret Fuentes, D. Michael Hamner, Chris Hannan, Susan Linschoten, Peggy Robertson, William Ross, Samantha Rowles, Araceli Sandoval-Gonzalez, Dolores Sobalvarro.

Committee Members Absent (5): Jeffrey Fischbach, Hyepin Im, Jennifer McDowell, Dr. Clarence Monteclaro, Scott Pansky.

00:00:00 Call to Order

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

00:00:03 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 District staff was working to restore the site. She asked that District Staff continue to keep the BOC apprised of progress related to the regular project financial reporting and website functionality. 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 October 31, 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 before the holiday break would be December 1st, with the first meeting after the New Year on January 26, 2023. She welcomed Peggy Robertson, alternate representative from the Association of General Contractors of California, who attended her first meeting in person.

Ms. Fuentes invited members to two upcoming events: November 4 at 1 p.m. for a ground-breaking ceremony for the Comprehensive Modernization Project at Reseda Charter High School, and November 17 at 1 p.m. for a new classroom building as part of the Comprehensive Modernization project at McKinley Elementary School. She said that she had attended past events and had found them to be an invaluable proof of the importance of bond projects to communities.

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

00:07:54 Agenda Item 1. Public Comment

At the time this item was called in order by the Chair, one public speaker had signed up but had not yet joined the meeting. During the project presentation of Agenda Item #9 (below), the public speaker appeared in the Board Room, was recognized, and addressed the Committee regarding several agenda items.

00:07:32 Agenda Item 2. Consent Calendar - September 29, 2022 Meeting Minutes and 1st Quarterly Report FY2022-2023 (July-September)

Ms. Sandoval-Gonzalez made a motion to move the Consent Calendar.

Ms. Sobalvarro seconded.

00:08:50 The Chair asked Mr. Popejoy to conduct a roll call vote.

Ayes: 9 - Ms. Bell, Ms. Fuentes, Mr. Hamner, Mr. Hannan, Ms. Robertson, Mr. Ross, Ms. Rowles, Ms. Sandoval-Gonzalez, Ms. Sobalvarro

Nays: 0

Abstentions: 1 - Ms. Linschoten

Absences: 5 - Mr. Fischbach, Ms. Im, Ms. McDowell, Dr. Monteclaro, Mr. Pansky

The Consent Calendar passed.

00:10:07 **Agenda Item 3. 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 \$882,268. The projects included one play structure and matting project, two video surveillance (CCTV) system projects, one chain link privacy fence project, and two exterior lunch tables projects. Please refer to Board Report No. 090-22/23 for further detailed information.

Ms. Griffin presented pictures and details for four of the six projects presented: Chain Link Privacy Fence Project at Commonwealth Elementary School; Installation of video surveillance (CCTV) system at Northridge Middle School, installation of play structure and matting at Maple Primary Center and installation of video surveillance (CCTV) system at Fulton College Preparatory School.

There were questions and a discussion related to the video surveillance monitoring, disposal of old playground apparatus, and clarification of the LAUSD policy for placement of video cameras on a school site.

Most questions were answered by Ms. Griffin. [Mr. Hovatter later addressed the unanswered questions during his CFE presentation, agenda item #9.]

Ms. Sandoval-Gonzalez made a motion to approve Resolution 2022-44.

Ms. Rowles seconded.

00:18:20 Mr. Popejoy conducted a roll call vote on the motion.

Ayes: 10 - Ms. Bell, Ms. Fuentes, Mr. Hamner, Mr. Hannan, Ms. Linschoten, Ms. Robertson, Mr. Ross, Ms. Rowles, Ms. Sandoval-Gonzalez, Ms. Sobalvarro

Nays: 0

Abstentions: 0

Absences: 5 - Mr. Fischbach, Ms. Im, Ms. McDowell, Dr. Monteclaro, Mr. Pansky

Resolution 2022-44 passed.

00:19:19 Agenda Item 4. O’Melveny Elementary School Plumbing Upgrade 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 O’Melveny Elementary School Plumbing Upgrade Project and Amend the Facilities Services Division Strategic Execution Plan. She stated that the project is part of the Critical Replacements and Upgrades program for approximately 3,500 linear feet of water, sewer, fire protection, gas, storm drain, and irrigation lines with an anticipated project budget of \$2.6M and construction schedule to begin in the first quarter of 2025 and to end in the fourth quarter of 2026. Please refer to Board Report No. 091-22/23 for further detailed information.

There were no questions.

Ms. Bell made a motion to approve Resolution 2022-45.

Mr. Hannan seconded.

00:21:07 The Chair asked Mr. Popejoy to conduct a roll call vote on the motion.

Ayes: 10 - Ms. Bell, Ms. Fuentes, Mr. Hamner, Mr. Hannan, Ms. Linschoten, Ms. Robertson, Mr. Ross, Ms. Rowles, Ms. Sandoval-Gonzalez, Ms. Sobalvarro

Nays: 0

Abstentions: 0

Absences: 5 - Mr. Fischbach, Ms. Im, Ms. McDowell, Dr. Monteclaro, Mr. Pansky

Resolution 2022-45 passed.

00:21:48 Agenda Item 5. Six 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 Six Sustainable Environment Enhancement Developments for Schools (SEEDS) Projects and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein. She briefly described the proposed SEEDS projects as outlined below and included a visual garden concept plan as well as the greening index score. Please refer to Board Report No. 092-22/23 for further detailed information.

| Local District | BD | School Name | Partner Organization | Project Description | Project Budget* | Est. Schedule | |
|----------------|----|-----------------------------------|--------------------------------------|---|-----------------|---------------|---------|
| | | | | | | Start | Finish |
| Central | 2 | Dayton Heights Elementary School | National Wildlife Refuge Association | Construct an outdoor learning and native habitat space of approximately 2,500 square feet. The project includes the excavation of existing asphalt, new decomposed granite and mulch, new irrigation connection and bubblers, log benches and stools, a tool shed, new trees, and drought tolerant planting areas. The school will install drip irrigation and provide tables, plants, and shrubs. | \$100,000 | Q2 2023 | Q4 2023 |
| Central | 5 | Atwater Avenue Elementary School | Friends of Atwater Elementary | Construct an outdoor learning and native habitat space of approximately 1,800 square feet. The project includes the excavation of existing asphalt and a small grass area, new irrigation, a colored concrete seating area and walkway, a grass berm on the adjacent grass field, a dry creek bed, log benches and stools, and drought tolerant planting areas. The school will provide grass for the berm and plants for the native habitat. | \$100,000 | Q2 2023 | Q4 2023 |
| East | 5 | Victoria Avenue Elementary School | Big Green and Padres Unidos | Construct an outdoor learning and edible garden space of approximately 3,287 square feet. The project includes the excavation of existing asphalt, new decomposed granite and mulch, new irrigation connection and bubblers, log benches and stools, in-ground garden beds, new trees, and drought tolerant planting areas. The school will provide tables, a greenhouse, fruit trees, tool shed, plants, and shrubs. | \$100,000 | Q2 2023 | Q4 2023 |

| Local District | BD | School Name | Partner Organization | Project Description | Project Budget* | Est. Schedule | |
|----------------|----|--------------------------------|----------------------|--|------------------|---------------|---------|
| | | | | | | Start | Finish |
| Central | 5 | Clinton Middle School | School | Construct an outdoor learning and native habitat space of approximately 4,808 square feet. The project includes removing existing grass, installing a colored concrete outdoor learning environment, mulch and native planting area, new irrigation connection and bubblers, log benches and stools, a tool shed, raised garden beds, and a dry creek bed. The school will install drip irrigation and provide plants. | \$100,000 | Q2 2023 | Q4 2023 |
| East | 5 | Gage Middle School | School | Construct an outdoor learning environment with a forested walkway and seating areas of approximately 4,500 square feet. The project includes removing existing asphalt, installing a colored concrete seating area and walkway, mulch and native planting area, new irrigation connection and bubblers, shade trees, log benches and stools. The school will provide the drought tolerant plants. | \$100,000 | Q2 2023 | Q4 2023 |
| North-west | 4 | Hesby Oaks Leadership Charter+ | School | Construct an outdoor learning and native habitat space of approximately 2,030 square feet. The project includes removing existing grass, installing a colored concrete seating area and walkway, mulch and native planting area, new irrigation connection, proper drainage, and outdoor furniture for small groups. The school will provide plants. | \$100,000 | Q2 2023 | Q4 2023 |
| TOTAL | | | | | \$600,000 | | |

There were questions and a discussion related to approved trees and school community input.

All questions were answered by Ms. Griffin.

Ms. Sandoval-Gonzalez made a motion to approve Resolution 2022-46.

Mr. Ross seconded.

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

Ayes: 10 - Ms. Bell, Ms. Fuentes, Mr. Hamner, Mr. Hannan, Ms. Linschoten, Ms. Robertson, Mr. Ross, Ms. Rowles, Ms. Sandoval-Gonzalez, Ms. Sobalvarro

Nays: 0

Abstentions: 0

Absences: 5 - Mr. Fischbach, Ms. Im, Ms. McDowell, Dr. Monteclaro, Mr. Pansky

Resolution 2022-46 passed.

00:29:54 **Agenda Item 6. Two Early Education Center Outdoor Classroom 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 Early Education Center Outdoor Classroom Projects and Amend the Facilities Services Division Strategic Execution Plan. She provided project scope, project budget and construction schedule for the Gratts Early Education Center Outdoor Classroom Project and the Estrella Early Education Center Outdoor Classroom Center Project as follows:

- Gratts Early Education Center Outdoor Classroom Project for approximately 12,400 square feet, solar reflective coating over the concrete and installation of shrubs, grass and irrigation. The budget is \$474,707, and construction schedule is anticipated to begin in the second quarter of 2024 and completion in the fourth quarter of 2024.

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- Estrella Early Education Center Outdoor Classroom Project for approximately 5,750 square feet, solar reflective coating over the concrete and installation of shrubs, grass, irrigation and a tricycle path. The budget is \$350,250, and construction schedule is anticipated to begin in the second quarter of 2024 and end in the fourth quarter of 2024.

Please refer to Board Report No. 094-22/23 for further detailed information.

There were questions and a discussion related to solar reflective coating, mental health, and cooling coating as a greening alternative.

All questions were answered by Ms. Griffin.

Mr. Ross made a motion to approve Resolution 2022-47.

Ms. Sobalvarro seconded.

00:33:46 The Chair asked Mr. Popejoy to conduct a roll call vote on the motion.

Ayes: 10 - Ms. Bell, Ms. Fuentes, Mr. Hamner, Mr. Hannan, Ms. Linschoten, Ms. Robertson, Mr. Ross, Ms. Rowles, Ms. Sandoval-Gonzalez, Ms. Sobalvarro

Nays: 0

Abstentions: 0

Absences: 5 - Mr. Fischbach, Ms. Im, Ms. McDowell, Dr. Monteclaro, Mr. Pansky

Resolution 2022-47 passed.

00:34:35 **Agenda Item 7. Definition of Five Outdoor Learning Environment 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 the Definition of Five Outdoor Learning Environment Projects and Amend the Facilities Services Division Strategic Execution Plan at 52nd Street Elementary School, Birdielee V. Bright Elementary School, Commonwealth Avenue Elementary School, Humphreys Avenue Elementary School, and Lockwood Avenue Elementary School. He stated that the proposed projects would include the removal of excess relocatable buildings and asphalt to construct approximately 2,000-square-foot outdoor learning space with landscaping (trees and pavers), shaded seating areas, shade structure, internet connectivity, water and sink (if infrastructure is already in place) and accessibility improvements.

Mr. Bridgewater explained the identification and prioritization of projects that incorporated the LAUSD Greening Index for ranking of school sites and the Electronic Capacity Assessment Review (E-CAR) for excess portable classrooms. He also presented the scope of work, project budget, project location map, and concept designs for the proposed projects. Total combined budget of these five projects is \$11.9M. Please refer to Board Report No. 075-22/23 for further detailed information.

There were questions and a discussion related to long-term maintenance and upkeep of the proposed projects based on experience of other outdoor classrooms currently at school sites, community input for the Los Angeles Countywide Parks and Recreation Needs Assessment that is part of the District's Greening Index, and whether a partner organization is required to assist the District with maintenance.

All questions were answered by Mr. Bridgewater.

Mr. Hamner made a motion to approve Resolution 2022-48.

Mr. Hannan seconded.

0:47:10 The Chair asked Mr. Popejoy to conduct a roll call vote on the motion.

Ayes: 10 - Ms. Bell, Ms. Fuentes, Mr. Hamner, Mr. Hannan, Ms. Linschoten, Ms. Robertson, Mr. Ross, Ms. Rowles, Ms. Sandoval-Gonzalez, Ms. Sobalvarro

Nays: 0

Abstentions: 0

Absences: 5 - Mr. Fischbach, Ms. Im, Ms. McDowell, Dr. Monteclaro, Mr. Pansky

Resolution 2022-48 passed.

00:48:07 **Agenda Item 8.** **ITD BOC Quarterly Program Status Report Q3 2022 (July 1 – September 30, 2022) (Information Only)**
Presenter: Monica Nolen, Director of IT, Project Management, ITD

Ms. Nolen presented the ITD BOC quarterly program status report Q2 2022 (July 1 – September 30, 2022). She began her presentation highlighting that the Telecommunications and Network Upgrades at 83 Schools project exceeded the quarterly goal by completing 78 sites that included an upgrade to the Wireless Local Area Network (WLAN), Local Area Network (LAN), VoIP Phone system and a Public Address (PA) system. She also reported that 143 schools (exceeded the target goal of 140 schools) received a new Wireless Local Area Network (WLAN) under the Wireless Network Equipment Upgrade Project. She moved on to providing an update on the Disaster Recovery and Business Continuity (DRBC) project stating that the project was on hold as the vendor failed to respond after receiving a 30-day cure notice on behalf of Procurement Services Division and the Office of the General Counsel to meet contract stipulations. She added that IT was further exploring alternate solutions for the Cloud/Hybrid Disaster Recovery element. She also reported that the release of the introduction of the Enterprise Help Desk Project to parents and the community was on hold pending coordination with the Family Academy as part of the 100-day plan.

There were no questions for Ms. Nolen.

00:53:04 **Agenda Item 9.** **Chief Facilities Executive's Report (Information Only)**
Presenter: Mark Hovatter, Chief Facilities Executive, FSD

In response to questions from BOC members on a previous item, Mr. Hovatter began his presentation by addressing the monitoring and restrictions of video cameras on school sites. He stated that there would not be personnel monitoring the cameras, but the plan included technology designed to send out motion notifications, even at night, for staff to be alerted. He also said that cameras are not to be pointing at houses, and there were controls in place for the protection and privacy of the students. He also mentioned that playground equipment becomes salvage value to the contractor, who will deduct it or recycle it. He stated that recycling is also a requirement in the specifications of a vendor's contract for construction materials. He moved on to address another question asked earlier regarding cool coating. He stated that he considers it "greening" because cool coating helps bring temperatures down; however, it is not incorporated as a factor for the Greening Index. For the maintenance of gardens, he explained the challenges that had been encountered and indicated that FSD continues to work with schools to find sustainability groups as well as to provide guidance to properly identify the removal of weeds and the maintenance of drought-tolerant plants.

Mr. Hovatter presented an overview of cost escalation in construction and a graphic representation of a 26-percent increase in costs in San Francisco and Los Angeles between September 2019 and September 2022 based on averages published by Engineering News Record (ENR). He stated that inflation, supply chain delays as well as labor shortage (up to 30 percent vacancy rates in the maintenance area), result in less construction projects and market fluctuation. He showed graphical representations of material costs and extended lead times for construction components. He explained that construction projects keep moving forward to cover the immediate need at school sites and using replacement cycles for maintenance stability to avoid market saturation that may generate pricing increase. He stated that FSD works with contractors in alignment with public

contract codes and education code for all projects, and through the Facilities Legislation, Grants and Funding unit for other funding sources to complement the bond program.

Mr. Hovatter provided updates on various construction projects at schools. His presentation incorporated photographs of in-progress and completed projects: Playground Paving and ADA Barrier Removal at Gratts Elementary School completed in the first quarter of 2021 for a total of \$4M in construction contracts. An outdoor classroom at Gledhill Early Education Center at 95 percent of its completion and an anticipated project ending in the first quarter of 2023 for \$1.7M. An outdoor classroom at Toluca Lake Early Education Center at 75 percent of its completion and an anticipated project ending in the first quarter of 2023 for \$1.4M. He provided project details and pictures of on-going construction for Comprehensive Modernizations at Elizabeth Learning Center, McKinley Elementary School, Crenshaw High School, and Reseda High School.

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

- Reseda High School Comprehensive Modernization Project Groundbreaking Ceremony on November 4, 2022 at 1 p.m.
- McKinley Elementary School New Classroom Building Ribbon-Cutting Ceremony on November 17, 2022 at 1 p.m.
- Elizabeth Learning Center Comprehensive Modernization Project Groundbreaking Ceremony on December 8, 2022 at 4:30 p.m.

There were questions and a discussion related to greening maintenance taking into account limitations being brought by the fluctuating market, solar reflective coating lifespan, contract terms to mitigate cost, and the temporary shade structure at McKinley ES.

Mr. Hovatter wanted to acknowledge and inform that David Hart, Chief Financial Officer (CFO), had been making presentations to rating agencies related to the bond program credit rating. He said that he would discuss with the CFO the possibility of bringing forward an update for the BOC.

There was a public speaker, who made comments on agenda items 1, 2, 6, 8 and 9.

01:30:14 Agenda Item 10. Discussion of Non-Agenda Matters

Ms. Fuentes acknowledged the Facilities Bond-Funded Program Updates report at the LAUSD Committee of the Whole on November 1, 2022 presented by Krisztina Tokes, Deputy Chief Facilities Executive.

01:31:03 Ms. Fuentes, Chair, adjourned the meeting at 11:35 a.m. and announced that the next BOC meeting was scheduled for December 1, 2022.

Minutes of November 3, 2022 approved per School Construction Bond Citizens' Oversight Committee.

/Margaret Fuentes/

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