

LOS ANGELES UNIFIED SCHOOL DISTRICT

SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE

Margaret Fuentes, Chair

LAUSD Student Parent

D. Michael Hamner, FAIA, Vice-Chair

American Institute of Architects

Dr. Samantha Rowles, Secretary

LAUSD Student Parent

Robert Campbell, Executive Committee

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

Scott Pansky, Executive Committee

L.A. Area Chamber of Commerce

Neelura Bell

CA Charter School Association

Chad Boggio

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

Jeffrey Fischbach

CA Tax Reform Assn.

Aleigh Lewis

L.A. City Controller's Office

Patrick MacFarlane

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

31st District PTSA

Santa Ramirez (Alternate)

Tenth 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

School Construction Bond Citizens' Oversight Committee

Regular Meeting

LAUSD HQ – Board Room

333 S. Beaudry Avenue

Los Angeles, CA 90017

Thursday, February 1, 2024

10:00 a.m.

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

<https://lausd.wistia.com/medias/jgo38ls299> (English)

<https://lausd.wistia.com/medias/wnkso9ztlv> (Spanish)

Committee Members Present (10): Robert Campbell, Jeffrey Fischbach, Margaret Fuentes, D. Michael Hamner, Aleigh Lewis, Patrick MacFarlane, Scott Pansky, Santa Ramirez (alternate of Dr. Clarence Monteclaro), William Ross, Samantha Rowles.

Committee Members Absent (3): Neelura Bell, Jennifer McDowell, Brian Mello

Committee Member Vacancies (2): AARP, LA Co. Federation of Labor AFL-CIO

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 2024. 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.

Ms. Fuentes reported that four BOC members were participating remotely. Three members had arranged in advance and their location was noted on the agenda. Pursuant to the Brown Act requirements for a member participating remotely on short notice, Ms. Lewis made the necessary declaration to conform with her participation and joined the meeting.

00:01:09 Ms. Fuentes asked Mr. Campbell to give introductory remarks.

Mr. Campbell 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 encouraged participants to visit the BOC website where previous approved measures and relevant information can be found. 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 January 26, 2024. He said the form was available 24 hours before the start of the meeting and would remain open for 20 minutes after the meeting.

Mr. Campbell stated that there would be a maximum of five (5) speakers for each agenda item and up to ten (10) speakers for 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, BOC Staff 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. Campbell completed his remarks.

00:03:07 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 thanked Deputy CFE, Alix O'Brien, CFE Krisztina Tokes and their team for providing a "Project Budgeting Workshop" for BOC members on Wednesday, January 25, which allowed time to raise questions and follow up questions related to projects.

Ms. Fuentes stated that Robert Campbell, Tim Popejoy and herself met separately with the independent bond measure and performance auditor from Simpson & Simpson. She reported that the meeting clarified the audit process and the work being done, as well as gave those individuals an opportunity to ask questions and provide input to the auditor. She said that the auditor will present its findings to the BOC at its March 28 meeting. She expressed appreciation for the District's recent efforts to improve communications on this issue.

Ms. Fuentes reminded the public and District staff that the 2023 BOC Charter and Memorandum of Understanding (MOU) Review Task Force was still active and awaiting response from District staff regarding proposed revisions. BOC staff forwarded the proposed revisions to the District on September 19, 2023.

00:05:13 **Agenda Item 1. Public Comment**

There was one public speaker who provided comments on various agenda items.

00:12:00 **Agenda Item 2. The Angeles Mesa Elementary School Auditorium Ceiling Replacement Project and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein**
Presenters: Mark Cho, Deputy Director of Facilities Maintenance & Operations, FSD

Mr. Cho presented the Nevin Avenue Elementary School Library Renovation Project and Amendment the Facilities Services Division Strategic Execution Plan that included upgrades to an existing library. The project was not required to go through DSA and will include replacement of flooring, ceiling, heating, ventilation, and air conditioning systems as well as an upgrade to electrical conduit and outlets, and new furnishings and bookcases. He indicated that the school's library had been built in 1921, and the school had a current enrollment of 490 students. The project budget is \$433,995 with an estimated completion date in the third quarter of 2024. Please refer to Board Report No. 170-23/24 for further detailed information.

There was a question related to the scope of school upgrades, school viability given its current enrollment, library ribbon cutting to celebrate the completion of the project, project cost breakdown, students' participation in the library design, heating and air conditioning for the project, window units meeting seismic and weight standards, furnishings as a construction expense, and whether there was an assigned school librarian.

There was a request to include a cost breakdown in the visual presentation to the BOC.

Mr. Cho answered all questions.

Mr. Campbell made a motion to approve Resolution 2024-03.

Mr. Pansky seconded.

00:25:20 Legal Counsel Joseph Buchman conducted a roll call vote on the motion.

Ayes: 10 - Mr. Campbell, Mr. Fischbach, Ms. Fuentes, Ms. Lewis, Mr. Hamner, Mr. MacFarlane, Mr. Pansky, Mr. Ramirez, Mr. Ross, Dr. Rowles.

Nays: 0

Abstentions: 0

Absences: 3 - Ms. Bell, Ms. McDowell, Mr. Mello.

Resolution 2024-03 passed.

00:26:55 **Agenda Item 3. Six Board District Priority and Region Priority Projects and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein**
Presenters: Mark Cho, Deputy Director of Facilities Maintenance & Operations, FSD

Mr. Cho began his presentation of Six Board District Priority and Region Priority Projects and Amendment to the Facilities Services Division Strategic Execution Plan stating that the proposed projects consisted of two shade structure projects, one closed-circuit television (CCTV), one classroom furniture, one technology and furniture for digital art classroom and one installation of audio/visual equipment in auditorium. The total combined budget was approximately \$1M. He highlighted and showed visuals of the project for a shade structure at 59th Street Elementary School with an anticipated completion date in the second quarter of 2025. He also presented a project to install audio/visual equipment in the auditorium at Adams Middle School with an anticipated completion date in the third quarter of 2024; and installation of a shade structure at Glenwood Elementary School with an anticipated completion date in the second quarter of 2025. Please refer to Board Report No. 179-23/24 for further detailed information.

There were questions related to the shade shelter cost breakdown, details on the scope of work for the shade shelter project, raised garden beds, rationale for the installation of a shade structure instead of planting trees, region priority projects, project cost breakdown, CCTV camera capacity, surveillance monitoring compliance with mandates, school police monitoring, project planning as a long term solution, ensuring that priority projects are allocated fairly, the technology project at Pearl Journalism/Communications Magnet High School and co-located charters identified on the list of projects. There was also a

repeated request to provide the updated funding allocation for each Board District and Region that includes past expenditures and forecasted priorities.

Mr. Cho explained that Board Members and regions have discretionary funds for projects, with priority given to certain initiatives.

All questions were answered by Mr. Cho and Ms. Castillo.

Mr. Pansky made a motion to approve Resolution 2024-04.

Mr. Fischbach seconded.

The Chair asked if any members wanted the revised "Whereas" clause regarding review of projects by the Office of the General Counsel repeated. No requests were received, and the meeting proceeded.

00:46:18 The Chair asked Mr. Buchman to conduct a roll call vote on the motion.

Ayes: 10 - Mr. Campbell, Mr. Fischbach, Ms. Fuentes, Ms. Lewis, Mr. Hamner, Mr. MacFarlane, Mr. Pansky, Mr. Ramirez, Mr. Ross, Dr. Rowles.

Nays: 0

Abstentions: 0

Absences: 3 - Ms. Bell, Ms. McDowell, Mr. Mello.

Resolution 2024-04 passed.

00:47:40 **Agenda Item 4. Chief Facilities Executive's Report (Information Only)**
Presenter: Krisztina Tokes, Chief Facilities Executive, FSD

Krisztina Tokes, Chief Facilities Executive, provided a presentation explaining how FSD staff attempted to accelerate project schedules for large school modernizations while maintaining operational facilities. She highlighted projects at schools where FSD staff identified opportunities to share space with existing schools and relocate programs to move forward with projects without disrupting learning.

Ms. Tokes also explained the use of modular structures, including portable classrooms and food facilities, to accelerate construction and save time and described how the school district has adopted alternative design-build contracting methods to mitigate construction cost risks, including using a design-build entity to navigate phasing and estimating costs based on design costs and overhead. She defined them as follows:

Traditional Design-Bid-Build: Design and construction services are procured separately, and the construction of the project can be procured either through a formal (low) bid or best value procurement. Construction does not begin until the design process is complete, approved by State agencies and a bid awarded.

Design-Build (Permitted under Education Code 17250): Allows the District to procure both design and construction services under one contract with a team of design professionals and contractors.

Alternative Design-Build (Effective January 1, 2023): Allows school districts and design-builders to work cooperatively through the design and construction phases of a project and to negotiate construction costs during the development of design or once the design is complete. Selection of a design builder is primarily based on qualifications and past experience. Costs at selection are limited to design costs and General Contractor Overhead and Profit (GCOHP). Eliminates the need for design-builders and their subcontractors to include expensive contingencies to cover future uncertainties. Procurement strategy results in construction bids being more in line with current market conditions at the time of bidding.

Ms. Tokes provided a budget workshop recap, including how preliminary budgets are established based on scope, program, previous bids, industry standards, and operational considerations for the school and explained that the district has five budget categories for school construction projects, including site and environmental, plans, construction, management, and reserve costs.

There were questions and comments related to whether staff could provide a report on construction savings when projects come in under budget, potential use of bond funds to address overcrowding at Porter Ranch Community School, potential impact to other schools or programs with the relocation of Porter Ranch Community School, types of projects modular structures are used for, cost and time savings compared to traditional construction, impact and cost of relocation and transportation of students to other schools, storing reusable food service units when they're not deployed at a site, limitation of painting schools with limited maintenance budgets, and updating the implementation plan and prioritizing projects.

Ms. Tokes will investigate if the FSD Consolidated Monthly Program Status Report can incorporate savings in construction projects. However, she did not anticipate many instances of budget savings given the recent years of cost escalation.

01:20:07 Agenda Item 5. Discussion of Non-Agenda Matters

There were no other non-agenda matters.

01:20:22 Ms. Fuentes, Chair, adjourned the meeting at 11:26 a.m. Ms. Fuentes thanked BOC members, District Staff and members of the public for their participation. The next BOC meeting is scheduled for February 29, 2024.

Minutes of February 1, 2024, approved per School Construction Bond Citizens' Oversight Committee.

/Samantha Rowles/
Samantha Rowles, Secretary