

LOS ANGELES UNIFIED SCHOOL DISTRICT

SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE

D. Michael Hamner, FAIA, Chair
American Institute of Architects
Robert Campbell, Vice-Chair
L.A. Co. Auditor-Controller's Office
Dr. Samantha Rowles, Secretary
LAUSD Student Parent
Patrick MacFarlane, Executive Committee
Early Education Coalition
Scott Pansky, Executive Committee
L.A. Area Chamber of Commerce

Joseph P. Buchman – Legal Counsel
Burke, Williams & Sorensen, LLP
Lori Raineri and Keith Weaver – Oversight Consultants
Government Financial Services Joint Powers Authority

Bevin Ashenmiller
Tenth District PTSA
Neelura Bell
CA Charter School Association
Sandra Betts
CA Tax Reform Association
Chad Boggio
L.A. Co. Federation of Labor AFL-CIO
Charlotte Lerchenmuller
Assn. of CA School Admin. - Retired
Aleigh Lewis
L.A. City Controller's Office

Jennifer McDowell
L.A. City Mayor's Office
Brian Mello
Assoc. General Contractors of CA
William O. Ross IV
31st District PTSA
Rachelle Anema (Alternate)
L.A. Co. Auditor-Controller's Office
Ashley Kaiser (Alternate)
Assoc. General Contractors of CA
Vacant
LAUSD Student Parent

Timothy Popejoy
Bond Oversight Administrator
Perla Zitle
Bond Oversight Coordinator

The LAUSD School Construction Bond Citizens' Oversight Committee (BOC) is authorized by the California Strict Accountability in Local School Construction Bonds Act of 2000 [Education Codes 15264 - 15288] and the LAUSD BOC Charter and Memorandum of Understanding (MOU)

School Construction Bond Citizens' Oversight Committee
Regular Meeting
LAUSD HQ – Board Room
333 S. Beaudry Avenue
Los Angeles, CA 90017
Thursday, August 14, 2025
10:00 a.m.

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

<https://lausdca.new.swagit.com/videos/352691> (English)

<https://lausdca.new.swagit.com/videos/352692> (Spanish)

Committee Members Present (11): Bevin Ashenmiller, Neelura Bell, Sandy Betts, Robert Campbell, Michael Hamner, Charlotte Lerchenmuller, Aleigh Lewis, Patrick MacFarlane, Jennifer McDowell, William Ross, Samantha Rowles

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

Committee Member Vacancies (1): LAUSD Student Parent

00:00:00 Call to Order

Mr. Michael Hamner, BOC Chair, called the meeting to order at 10:06 a.m. and welcomed all to the first Bond Oversight Committee (BOC) meeting of the 2025-2026 school year.

Mr. Hamner expressed that the BOC Charter and Memorandum of Understanding (MOU) establishes a shared vision between the Committee and the District to build, modernize, and maintain schools that support the full development of a child, are educationally and environmentally sound, serve as community hubs, and use land efficiently. He added that, at the same time, the BOC is tasked with recommending against bond fund expenditures when the District fails to provide sufficient oversight information or when a project appears improper or unwise. This is the BOC's role as mandated in the District's many bond measures and the requirements of state law.

Mr. Hamner stated that two BOC members were participating remotely in compliance with the Brown Act. He also thanked the KLCS Staff for their production work, Information Technology Services Staff for its technical support, Spanish Interpretation Staff for their work in translating and other District staff for their assistance in broadcasting the hybrid BOC meeting.

Introductory Remarks

00:02:07 Mr. Hamner asked Mr. Campbell, Vice-Chair, to provide the introductory remarks.

Mr. Campbell announced that the BOC website could be found at <https://www.bondoversight.lausd.org>. He also indicated that meeting materials and live stream in both English and Spanish were located under the tab *Upcoming Meetings*. He added that upcoming meeting dates would be published on the BOC website. He also stated that the BOC website provides previously approved project resolutions and a wealth of information regarding the bond program.

Mr. Campbell explained that public speakers were asked to sign up using a hyperlink to a Google form included on the meeting agenda. He stated that in-person speakers would be asked to step up to the podium to be heard.

00:03:03 Mr. Hamner made the following announcements:

Mr. Hamner welcomed Ms. Charlotte Lerchenmuller from the Association of California School Administrators – Retired as a member of the BOC. Ms. Lerchenmuller provided brief remarks.

Mr. Hamner also announced that the appointment process to fill the LAUSD Student Parent vacancy was underway and interested parents would be contacted soon.

Mr. Hamner announced that a table with enrollment data for the proposed project school sites under BOC consideration was included immediately after the agenda. He clarified that no enrollment data was provided for the Board District and Region Priority projects.

Mr. Hamner informed that he had been in conversations with BOC Staff to evaluate the Committee's key areas of focus and will continue discussions. He encouraged members to reflect on this topic and share any input. He reminded BOC members that the District's construction program is rapidly expanding in both scale and complexity, making it increasingly important to ensure the BOC's focus remains aligned with evolving needs.

00:05:10 & 00:37:03 **Agenda Item 1. Public Comment**

Mr. Hamner stated that all public speakers would have up to 3 minutes. He also stated that public speakers who wished to address more than one agenda item would be provided 6 minutes total. 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 thanked everyone in advance for working with the Committee to accommodate speakers.

There were two public speakers who signed up for public comment and provided remarks in person on various agenda items.

00:13:14 **Agenda Item 2. Consent Calendar – May 1, 2025 Meeting Minutes, May 22, 2025 Meeting Minutes, and Fourth Quarter Report FY 2024-2025 (April-June).**

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

Ms. Betts seconded.

00:13:48 Mr. Hamner asked Mr. Popejoy to conduct a roll call vote.

Ayes: 9 – Dr. Ashenmiller, Ms. Bell, Ms. Betts, Mr. Campbell, Mr. Hamner, Ms. Lerchenmuller, Ms. Lewis, Mr. MacFarlane, Mr. Ross

Nays: 0

Abstentions: 1 - Ms. McDowell

Absences: 4 - Mr. Boggio, Mr. Mello, Mr. Pansky, Dr. Rowles

The Consent Calendar was approved.

00:15:09 **Agenda Item 3. BOC Consideration of Updated Proposed Revisions to the BOC Charter and MOU**
Presenter: Michael Hamner, BOC Chair

[Dr. Rowles joined meeting at 10:45AM]

BOC Chair Hamner expressed that the BOC is considering a new set of proposed revisions to its Charter and Memorandum of Understanding (MOU). He explained that the last updated version of the MOU was from 2017. He stated that the original 2023 revisions made by a BOC MOU Review Task Force were submitted to the District and there has been no formal response. He said that the BOC Executive Committee directed BOC Staff to prepare and updated version incorporating both the original proposed revisions and additional changes reflecting more recent developments, such as the passage of Measure US and evolving Committee operations.

Joseph Buchman, BOC Legal Counsel, stated that the revisions in a redline format were intended to clarify the BOC's role, structure, and processes. He stated that if proposed revisions were approved by the full Committee, the updated MOU would be formally submitted not to District Staff but directly to the Board of Education as well as the Superintendent and Inspector General (signatories to the MOU). He stated that the goal is to reinstitute a collaborative dialogue that may lead to mutual agreement and ratification of an amended MOU.

Mr. Buchman emphasized that the MOU remains a living, active document and had not expired. He highlighted the importance of ongoing review to ensure it reflects current practice and legal structure.

There were questions and concerns related to the District's process to ratify the MOU revisions, clarification on the definition of a senior citizens' organization, and a brief explanation of the process followed when the MOU was reviewed in 2017. There was a comment of appreciation for BOC Staff and the efforts, for over two years, from Mr. Hamner in advancing the MOU revisions. Mr. Campbell emphasized that the MOU revisions are for clarification and supports moving it forward.

Mr. Hamner expressed disappointment by the lack of engagement and follow through from District Staff despite his own efforts for a collaborative process. He interprets it as disrespect towards the Committee's mission.

All questions were answered by Mr. Buchman

Mr. Campbell made a motion to approve Resolution 2025-31.

Dr. Ashenmiller seconded.

00:35:50 The Chair asked Mr. Popejoy to conduct a roll call vote.

Ayes: 11 – Dr. Ashenmiller, Ms. Bell, Ms. Betts, Mr. Campbell, Mr. Hamner, Ms. Lerchenmuller, Ms. Lewis, Mr. MacFarlane, Ms. McDowell, Mr. Ross, Dr. Rowles

Nays: 0

Abstentions: 0

Absences: 3 - Mr. Boggio, Mr. Mello, Mr. Pansky

Resolution 2025-31 passed.

00:29:08 **Agenda Item 4. Seven 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: Mark Cho, Deputy Director of Facilities, Maintenance & Operations, FSD

Mark Cho introduced Seven 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. He stated that the projects included roofing replacement at Cienega Elementary School, Los Angeles Center for Enriched Studies, Manhattan Elementary School, and Haynes Charter for Enriched Studies; a stormwater retention tank replacement at Walnut Park Middle School; and synthetic turf and track replacements at Fairfax High School and Huntington Park High School. The total combined budget was approximately \$36M. Please refer to Board Report No. 047-25/26 for further detailed information.

Ms. Tokes provided background information related to synthetic turf fields. She acknowledged that the use of synthetic turf has been widely discussed due to concerns related to environmental and safety impacts. She informed that the District has 72 athletic fields with 60% natural grass and 40% synthetic, which follows the District policy: *BUL-6847.0 Policy for Selection, Usage, and Maintenance of Synthetic Turf Fields* dated April 1, 2017.

Ms. Tokes informed that the safety, maintenance, usage costs, environmental impact, and funding availability were factors considered in the decision making for the use of synthetic turf. She expressed that the primary concern was safety and studies had shown little to no difference in injury rates between synthetic and natural turf with most injuries occurring due to player contact rather than the surface itself. She emphasized that proper maintenance was crucial for safety reasons as older turf presented trip hazards or poor bounce surface.

Ms. Tokes stated that synthetic turf had some environmental impacts such as the heat island effect and challenges with recycling when turf is replaced. She said that synthetic turf fields were not as environmentally friendly as natural grass fields, but the District considers its use necessary given the high demand for athletic fields. She added that synthetic turf appeared to be cost-effective in the long term due to its lower maintenance and periodic washing to cool it down during the hot season. She explained that bond funds can be used to replace synthetic turf under depreciable infrastructure, and grass fields were not eligible for bond funds.

There were questions and concerns related to funding source for natural turf maintenance, interim safety plan for current field, determining factor for high usage, Civic Center permits to offset grass maintenance costs, injuries on synthetic fields, green infrastructure, synthetic turf life cycle, greening elsewhere on school campus to balance heat exposure, full cost comparison installation and maintenance between synthetic and natural turfs, permeability of synthetic turf, microplastic pollution, water usage for turf cooling, consideration of environmental and health risks alongside cost, current status of Walnut Park's soccer field, providing estimates of natural turf maintenance costs over time versus synthetic fields, and concerns about viability of synthetic turf in the future leading to long-term environmental and safety impacts.

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

Mr. Cho stated that he could provide data on the usage of fields through Civic Center permits and how much organizations are paying for the use of a field. He also said that he could research if the permits could offset grass maintenance costs.

Mr. Campbell made a motion to bifurcate the four roofing replacement projects and the one stormwater retention tank project into a BOC resolution recommending approval of those five projects [documented as Resolution 2025-28A].

Mr. MacFarlane seconded.

01:36:37 The Chair asked Mr. Popejoy to conduct a roll call vote.

Ayes: 11 – Dr. Ashenmiller, Ms. Bell, Ms. Betts, Mr. Campbell, Mr. Hamner, Ms. Lerchenmuller, Ms. Lewis, Mr. MacFarlane, Ms. McDowell, Mr. Ross, Dr. Rowles

Nays: 0

Abstentions: 0

Absences: 3 - Mr. Boggio, Mr. Mello, Mr. Pansky

Resolution 2025-28A passed.

01:39:38 Ms. Lewis made a motion to recommend approval of the two synthetic turf field and track projects. There was no second of the motion. As such, there was no action on that motion.

Subsequently, Ms. Lewis made a motion to recommend *against* the two synthetic turf field and track projects [documented as Resolution 2025-28B].

Mr. MacFarlane seconded the motion.

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

Ayes: 6 – Dr. Ashenmiller, Ms. Betts, Mr. Hamner, Ms. Lewis, Mr. MacFarlane, Ms. McDowell

Nays: 0

Abstentions: 5 - Ms. Bell, Mr. Campbell, Ms. Lerchenmuller, Mr. Ross, Dr. Rowles

Absences: 3 - Mr. Boggio, Mr. Mello, Mr. Pansky

Resolution 2025-28B was not approved.

[The BOC Chair, on behalf of the BOC, forwarded a letter to the Board of Education and the Superintendent regarding the BOC's issues and concerns with synthetic turf field projects. The letter requested specific follow-up from District staff prior to these project types being proposed for BOC consideration in the future. That letter, dated August 21, 2025, is attached to these minutes.]

01:41:56 **Agenda Item 5. Two Early Education Center Outdoor Classroom Projects and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein**

Presenter: Mark Cho, Deputy Director of Facilities, Maintenance & Operations, FSD

Mark Cho presented Two Early Education Center (EEC) Outdoor Classroom Projects and amendment to the Facilities Services Division Strategic Execution Plan. He explained that these two projects focused on outdoor classrooms at Roberti EEC and Bradley EEC and did not require Division of the State Architect (DSA) approval due to the absence of structural work. The total combined budget was \$2.6M. Please refer to Board Report No. 048-25/26 for further detailed information.

Roberti EEC: The project would convert approximately 7,500 square feet of existing playground space into a variety of activity areas such as for music, nature, art, gardening, climbing, sand play, and other areas. It would include playground matting, installation of new trees, native plants, and shrubs with irrigation upgrades, new paving and solar reflective coating, installation of raised planter beds, a toddler climbing set, an outdoor dining area, a tricycle path, and various site furnishings with an anticipated completion date in Q1 2027.

Bradley EEC: the project would convert approximately 14,000 square feet of existing playground area into distinct activity areas. The scope of work includes replacing playground matting, installation of new trees, native plants, and shrubs with irrigation upgrades, resodding existing grass areas, new paving and solar reflective coating, installation of raised planter beds, a toddler climbing set, a music play area, a tricycle path, and various site furnishings with an anticipated completion in Q1 2027.

There were questions and comments related to whether the green area at Roberti EEC was synthetic turf, replacement of playground matting, and concern about lack of shade.

All questions were answered by Mr. Cho.

Mr. Hamner made a motion to approve Resolution 2025-29.

Mr. Campbell seconded.

01:48:50 The Chair asked Mr. Popejoy to conduct a roll call vote.

Ayes: 9 –Ms. Bell, Mr. Campbell, Mr. Hamner, Ms. Lerchenmuller, Ms. Lewis, Mr. MacFarlane, Ms. McDowell, Mr. Ross, Dr. Rowles

Nays: 0

Abstentions: 2 - Dr. Ashenmiller, Ms. Betts,

Absences: 3 - Mr. Boggio, Mr. Mello, Mr. Pansky

Resolution 2025-29 passed.

01:52:58 **Agenda Item 6. 27 Board District Priority and Region Priority Projects and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein**
Presenter: Mark Cho, Deputy Director of Facilities, Maintenance & Operations, FSD

Mr. Cho presented 27 Board District Priority and Region Priority Projects and Amendment to the Facilities Services Division Strategic Execution Plan. He provided a brief description, budget and construction schedule for each proposed project. The total combined budget was \$1,578,259. The projects included 11 chain link fencing projects, six furniture projects, three marquees, one classroom upgrade, three auditorium upgrades and three technology projects. He provided further details on the proposed projects at Portola Charter MS for a theater classroom upgrade; Sutter MS for installation of audio/visual equipment and lighting in the auditorium; and, at Sun Valley Magnet Engineering Arts & Technology for an electronic free-standing marquee.

Please refer to Board Report No. 014-25/26 for further detailed information.

There was a question and comments related to definition of interactive displays, concern on the lifespan of Chromebooks as a prudent use of bond money, and whether the proposed Chromebooks could be included in the Tech Refresh Program.

The BOC acknowledged the need and educational value of Chromebooks but questioned the use of bonds for short-lifespan technology setting precedent for other projects that may not be long-term capital assets.

All questions were answered by Mr. Cho and Mr. Alvarez (EEC staff).

Mr. Campbell made a motion to move Resolution 2025-30.

Ms. Bell seconded.

01:53:27 The Chair asked Mr. Popejoy to conduct a roll call vote.

Ayes: 11 – Dr. Ashenmiller, Ms. Bell, Ms. Betts, Mr. Campbell, Mr. Hamner, Ms. Lerchenmuller, Ms. Lewis, Mr. MacFarlane, Ms. McDowell, Mr. Ross, Dr. Rowles

Nays: 0

Abstentions: 0

Absences: 3 - Mr. Boggio, Mr. Mello, Mr. Pansky

Resolution 2025-30 passed.

02:08:45 **Agenda Item 7. Chief Facilities Executive's Report (Information Only)**

Presenter: Krisztina Tokes, Chief Facilities Executive, FSD

Krisztina Tokes, Chief Facilities Executive, began her report highlighting that all campuses were ready for the start of the 2025-2026 new school year. She said that extensive maintenance and operational work took place such as heating, ventilation, and air conditioning (HVAC) testing, installation of MERV 13 filters, HEPA air purifiers and rapid response protocols (within a two-hour response for 90% of emergency calls). She stated that during the summer, deep cleaning including dusting, furniture cleaning, hard floor care, carpet vacuuming, and wall washing had been completed.

Ms. Tokes announced completed upgrades at various school sites: A new pool at Huntington Park HS, modernization/seismic improvements at Kennedy Hall, Frasher Hall and Library, multipurpose building modernization and new horticulture building at Grant HS, new classroom/Library Building 1 and Classroom Building 2 at Ascot ES, new athletic field at Garfield HS, renovated auditorium at SOCES, new stadium at Hamilton HS and a new administration building at Taft HS.

Ms. Tokes provided an update on the Palisades schools fire recovery. She said that the interim campus for Marquez ES is nearly complete with plans to return to the original site in 2025. Palisades ES is in design for a permanent rebuild. She added that Palisades Charter High School is operating at the vacant Sears building as a temporary site and 30 interim classrooms are being installed on the baseball field. She indicated that FSD is currently working on schematic designs, and community engagement meetings were held over the summer. She added that the District was coordinating closely with regulatory agencies including the Division of the State Architects (DSA) to expedite approvals.

Ms. Tokes concluded her presentation providing updates on six construction projects: 90% completion of a comprehensive modernization project at Reseda CHS with an anticipated final date in Q4 of 2025; 58% completion of ADA improvements at Lokrantz EEC with an anticipated final date in Q1 2026; 60% completion of an HVAC replacement at Saturn ES with an anticipated completion date of Q1 2026; a roofing project at Gompers MS anticipated to start in Q3 2025; 40% completion of a roofing project at Nevin ES with an anticipated completion date of Q1 2026; and, a 90% completion of the roofing project at Roscomare ES with an anticipated completion date of Q4 2025.

There was a question as to whether the roof projects at school sites were designed to support solar panel installation in alignment with the District policy for renewable energy, whether roof replacements would have solar panels, and a request for an update on FEMA and insurance payouts for the Palisades reconstruction of schools.

All questions were answered by Ms. Tokes.

02:19:19 **Agenda Item 8. ITS BOC Quarterly Program Status Report Q2 2025 (April 1 – June 30, 2025) (Information Only)**

Presenter: Monica Nolen, Director of IT Project Manager, ITS

Monica Nolen, Director of IT Project Manager, presented the Q2 2025 BOC Quarterly Report covering April 1 through June 30, 2025 and provided updates on five key technology and infrastructure projects across the District:

Radio System Modernization: This project would replace outdated infrastructure and create a unified communications network for schools, police, transportation, and emergency operations. Ms. Nolen informed that in the second quarter, the project team completed the configuration and testing of the seventh and final radio tower site, as well as functionality acceptance testing. She stated that key needs identified during testing required adjustments to the timeline pushing the Radio System Go-Live, mobile radio installation, and handheld radio deployment from the second to the third quarter of 2025. She reported that the radio system was now live as of the start of the school year.

School Network Systems Upgrade, Phase One - Group 1 (154 Sites): This project would replace obsolete telephones, public address (PA) equipment, and network systems to support new technology. Ms. Nolen stated that this project was currently focusing on installation of equipment to enable ShakeAlert and multicast broadcasting. She said that all work had been completed as of this quarter, and Group 1 was now considered substantially complete.

School Network Systems Upgrade, Phase Two - Group 3 (110 Sites): This project would replace obsolete telephones, public address (PA) equipment, and network systems to support new technology. Ms. Nolen reported that the team met the target of completing work at six sites during the second quarter. She indicated that the upgrades included Voice over IP (VoIP) telephones, PA systems, Local Area Network (LAN) and Wireless Local Area Network (WLAN) infrastructure, and installation of fiber systems.

Telecom and Network Upgrades Project at 83 school sites. This project scope was originally intended to only replace outdated telephone and public address systems. However, it was expanded to include ShakeAlert upgrades and multicast broadcast gateways. Ms. Nolen reported that 82 of the 83 sites were completed. She stated that the remaining site had a non-compatible public address system, and the team was currently evaluating technical solutions resulting in an extension of the completion date to the fourth quarter of 2025.

There were no questions for Ms. Nolen.

02:24:03 Agenda Item 9. Discussion of Non-Agenda Matters

BOC Chair Hamner expressed interest in looking into developer fees, which are intended to offset the impact of new residential and commercial developments on school facilities. He suggested to further consider an evaluation to ensure proper collection, documentation, and use of these funds aligning with their purpose.

Vice-Chair Campbell made a request for the District to provide the BOC with a list of in-progress bond-funded projects exceeding a threshold of \$7M, in particular for major modernizations, classroom replacements or infrastructure upgrades. He stated that he believes the list would help to support the BOC's oversight duty in accordance with California Ed. Code by allowing members to track project progress, visit sites during construction and understand issues such as delays or cost changes.

BOC Legal Counsel Joe Buchman reminded members that BOC Staff is available to answer questions or provide briefings. He encouraged members to reach out about procedural matters, complex projects and historical information.

Minutes of August 14, 2025, approved per School Construction Bond Citizens' Oversight Committee.

/Samantha Rowles/

Dr. Samantha Rowles, Secretary

LOS ANGELES UNIFIED SCHOOL DISTRICT
SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE

D. Michael Hamner, FAIA, Chair
American Institute of Architects
Robert Campbell, Vice-Chair
L.A. Co. Auditor-Controller's Office
Dr. Samantha Rowles, Secretary
LAUSD Student Parent
Patrick MacFarlane, Executive Committee
Early Education Coalition
Scott Pansky, Executive Committee
L.A. Area Chamber of Commerce

Joseph P. Buchman – Legal Counsel
Burke, Williams & Sorensen, LLP
Lori Raineri and Keith Weaver – Oversight Consultants
Government Financial Services Joint Powers Authority

Bevin Ashenmiller
Tenth District PTSA
Neelura Bell
CA Charter School Association
Sandra Betts
CA Tax Reform Association
Chad Boggio
L.A. Co. Federation of Labor AFL-CIO
Charlotte Lerchenmuller
Assn. of CA School Admin. - Retired
Aleigh Lewis
L.A. City Controller's Office

Jennifer McDowell
L.A. City Mayor's Office
Brian Mello
Assoc. General Contractors of CA
William O. Ross IV
31st District PTSA
Rachelle Anema (Alternate)
L.A. Co. Auditor-Controller's Office
Ashley Kaiser (Alternate)
Assoc. General Contractors of CA
Vacant
LAUSD Student Parent

Timothy Popejoy
Bond Oversight Administrator
Perla Zitle
Bond Oversight Coordinator

The LAUSD School Construction Bond Citizens' Oversight Committee (BOC) is authorized by the California Strict Accountability in Local School Construction Bonds Act of 2000 [Education Codes 15264 - 15288] and the LAUSD BOC Charter and Memorandum of Understanding (MOU)

August 21, 2025

Scott Schmerelson, Board President
Alberto Carvalho, Superintendent
Los Angeles Unified School District
333 South Beaudry Avenue, 24th Floor
Los Angeles, CA 90017

RE: BOC Consideration of Seven Critical Replacement and Upgrade Projects – Including Two Field Upgrades with Synthetic Turf Fields and Track at Fairfax High School and Huntington Park High School

Dear Board President Schmerelson and Superintendent Carvalho,

BOC Initial Consideration of Seven Critical Repair Projects

At its August 14, 2025 meeting, the Bond Oversight Committee (BOC) considered the recommendation of Seven Projects to Provide Critical Replacements and Upgrades of School Building/Site Systems and Components, at a total cost of \$36,193,839 (Board Report No. 011-25/26).

The BOC chose to bifurcate consideration of the projects into two groups: Five Critical Replacement Projects (four roofing replacement projects and one stormwater retention tank replacement project) totaling \$13,586,973, BOC Resolution 2025-28A; and, Two Critical Replacement Projects (two field upgrade with synthetic turf field and track projects) totaling \$22,606,866, BOC Resolution 2025-28B.

The BOC adopted Resolution 2025-28A recommending the five projects by a vote of 11 ayes, 0 nays, 0 abstentions and 3 absences (11-0-0-3). Eight votes were needed to adopt the resolution.¹

BOC Consideration of the Two Field Upgrades with Synthetic Turf Field and Track Projects

The BOC then considered a separate resolution (BOC Resolution 2025-28B) moved by members recommending *against* the two Critical Replacement and Upgrade projects (Synthetic Turf Field and Track projects at Fairfax High School and Huntington Park High School). The resolution did not pass by a vote of 6 ayes, 0 nays, 5 abstentions, and 3 members absent (6-0-5-3). As such, the projects were neither recommended for approval by the Board of Education nor recommended against by resolution of the Committee. While members recognized the urgent need for field repairs at both sites, the Committee was unable to reach a consensus on supporting the synthetic turf installations due to significant unresolved questions.²

Scope of Projects

The scope of both projects included the replacement of an existing synthetic track and field with new synthetic surfaces. The projects include synthetic turf regulation soccer/football fields and a 400-meter surrounding rubberized track, with areas designed for high jump, pole vault, long jump and triple jump. Both projects also include accessibility upgrades and improvements to landscaping, irrigation and other amenities. The total project budgets are \$10,175,704 for Fairfax High School, and \$12,431,162 for Huntington Park High School. Construction is scheduled to begin for both projects in Q2 of 2027 and completed for both by Q2 of 2028.

FSD Staff explained that the current District policy entitled “Policy for Selection, Usage, and Maintenance of Synthetic Turf Fields” dictates to replace fields “like with like.”³ This policy was adopted in 2017. BOC members urged the District to explore reviewing the eight-year old policy and consider more sustainable alternatives which would require the review of existing practices and consider shifting climate and scientific evidence.

The purpose of this letter is to inform the Board of Education, Superintendent and the public of the concerns expressed by the members of the BOC during consideration of the projects.⁴ The BOC recognizes that only the Board of Education has the power to approve the projects and may do so subsequent to the BOC’s consideration.⁵

¹ Recommendations to the District to approve or disapprove a project must be approved by a majority of the active members of the Committee. There are 14 active members; thus approval of a project recommendation requires eight votes. Section 4.2.2 MOU.

² The BOC has expressed many of its concerns about synthetic turf fields in the past, including in a letter dated October 9, 2023, forwarded to then Board President Goldberg and Superintendent Carvalho. At that time, the proposed project was a \$9.6M synthetic turf replacement project at Torres High School. That letter requested that additional information be presented to the BOC regarding synthetic turf versus natural grass prior to the consideration of similar projects. The BOC has received no such briefing prior to its August 14, 2025 meeting.

³ BUL-6847.0 POLICY FOR SELECTION, USAGE, AND MAINTENANCE OF SYNTHETIC TURF FIELDS, April 1, 2017

⁴ This letter serves as the BOC’s communication regarding its findings and recommendations to the District and public regarding this project. Section 2.2 MOU.

⁵ Once the BOC has had the opportunity to consider a project, the Board of Education may act on the project, with or without a BOC finding or recommendation. Section 7.6 MOU.

Concerns of the Committee

1. Heat Island Effect

Several members expressed concerns about the heat effects of synthetic turf fields. A member commented that there can be a 30-degree temperature difference between synthetic turf and natural grass on an 80-degree day.

Members also commented as to whether a grass field would be more compatible with the District's sustainability goals in part designed to mitigate excessive heat with greenery and promote active stormwater management including the installation of permeable surfaces for water absorption.

FSD staff noted that heat can be mitigated by watering the turf with new water cannon technology which can help reduce the heat. However, a member responded that the cooling effect is temporary and dissipates in approximately twenty minutes or so. As such, a question is also raised regarding the water usage and cost of watering synthetic turf compared to maintaining natural grass.

A BOC letter to the District, dated October 9, 2023, regarding the Torres High School synthetic turf project also noted that the heat differential between synthetic turf and natural grass is substantial. It was also noted in an Office of the Inspector General presentation to the BOC in 2021, that average surface temperatures for synthetic turf fields ranged from 117 to 173 degrees. In comparison, natural grass fields had surface temperatures range from 78 to 90 degrees.⁶ The amount of extra heat created by synthetic turf raised concerns about potential risks to students and field users.

2. Student Safety and Risk of Injury

Many questions were raised regarding the risk of injury by student athletes and users of synthetic turf fields as compared to natural grass. A member asked if the District specifically had any studies or data related to head injuries. District staff in response did not cite any studies but highlighted the importance of maintaining the fields and making repairs as quickly as possible for the safety of students.

Members also anecdotally expressed a trend in professional sports toward the preference for grass field versus synthetic turf. This was apparently based on reports that identify higher rates of injury on synthetic turf fields.

3. Microplastic Pollution and Contamination

Members noted that synthetic turf involves both the manufacture and disposal of toxic synthetic materials including "forever" plastic micro-particles that can transfer to students by contact with the turf and contaminate runoff. The synthetic materials include the turf/blades, infill and other components and layers.⁷ Water used solely for the temporary purpose of cooling the turf was characterized by members as potentially wasteful and likely contaminated by synthetic materials in the runoff. As such, the BOC asked that the District weigh these environmental and sustainability factors into the decision-making process for choosing synthetic turf over natural grass.

⁶ Office of the Inspector General, Performance Audit of Synthetic Turf Fields, dated June 15, 2021, and presented to the Committee on September 30, 2021.

⁷ Chief Facilities Executive Report, Regular BOC Meeting, April 1, 2021, "Synthetic & Natural Turf Fields."

4. Civic Center Permits

BOC members raised questions related to the Civic Center permits and their association with funding and maintenance of athletic fields. Members asked whether the current permits/fees structure reflected the actual cost to maintain a high use turf field, in particular synthetic fields. In addition, some members inquired about available data to determine that the fees collected were offsetting maintenance and replacement costs.

Some members sought clarification on the tracking and distribution of Civic Center permits to potentially hold in reserve for athletic field upkeep. Consequently, there was a question as to whether the payments were allocated to school sites or returned to the District's general fund or bond program.

5. Cost, Maintenance and Useful Life

Several BOC members inquired about whether the District had a "useful-life cycle analysis" that would compare the installation, maintenance and bond financing costs of synthetic turf versus natural grass fields. Relatedly, District staff stated that the synthetic turf fields have a useful life of approximately 10 years. So, in terms of project life cycle, the District would be committing to a turf replacement project at each synthetic turf athletic field every ten years.

The budgets of Fairfax and Huntington Park High School projects are \$10.M and \$12.4M respectively. Synthetic turf field projects have historically become more expensive over time. The financial prudence of issuing long-term debt for a project with a ten-year useful life was also raised as a concern by the BOC.

6. Confusing Standard for the Use of Bond Funds for Natural Grass Athletic Fields

District staff stated that natural grass field installation projects were generally not eligible for bond funding. Yet, there are many project examples the BOC has considered over the years that were presented as bond fund eligible and included natural grass athletic fields: Canoga Park High School Major Modernization Project, Bell High School Field Upgrades, Valley Oaks Center for Enriched Studies Multi-Purpose Athletic Field Upgrades, and Westchester Enriched Sciences Magnets Field Upgrades. The BOC was not clear on the distinction as to when natural grass fields are bond fund eligible and when they are not. It would seem that if District staff could scope these types of projects in ways that characterize them as bond fund eligible, it would give the District greater flexibility to consider natural grass as an alternative to synthetic turf.

7. Potential Alternative Funding Sources for Athletic Facilities

While not specifically asked at the August 14 BOC meeting, the BOC has inquired for years about the possibility of partnership and sponsorship opportunities to fund athletic fields and other facilities. The LA2028 Olympics is three years away. The LA Olympic Committee is likely seeking a large number of grass and synthetic turf field venues for training and practice facilities. This organization could serve as a potential partner. Both the Fairfax and Huntington Park High Schools athletic field and track projects are scheduled to be completed in Q2 of 2028.

Future Projects and BOC Request

At its April 1, 2021 BOC meeting, the Chief Facilities Executive presented a detailed comparison and cost analysis of synthetic and natural turf fields. The report included factors considered when

determining type of field turf, installation and annual maintenance costs, history of synthetic and natural turf fields in LAUSD, total fields by school type, and project examples.

The BOC requests that an updated version of this presentation be prepared and available prior to the BOC's consideration of future similar projects. In addition, it is requested that the presentation include a 25-year Life Cycle Cost Analysis, information about how the District could more creatively leverage bond funds for grass fields, provide any comparative student athlete safety and injury studies, and provide any updates on the newest evolving technology in synthetic turf and grass fields, including any hybrid alternatives.

In closing, we do wish to acknowledge the quality, breadth and depth of the presentation made for these projects by FSD staff. We hope that working collaboratively with District leadership will ensure that capital investments reflect not only financial prudence but also health and safety, environmental stewardship and long-term sustainability. Thank you for the opportunity to provide our comments on this project.

Sincerely,

/D. Michael Hamner/

D. Michael Hamner, FAIA, Chair

CC: Members, Board of Education
Members, Bond Oversight Committee
Pedro Salcido, Dep. Supt., Business Servs & Ops
Jaime Torrens, Senior Advisor to the Superintendent
Sue Stengel, Inspector General

Krisztina Tokes, Chief Facilities Executive
Christos Chrysiliou, Chief Eco-Sustainability Officer
Kurt John, Dep. Chief Financial Officer
Devora Navera Reed, General Counsel

LOS ANGELES UNIFIED SCHOOL DISTRICT

SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE

D. Michael Hamner, FAIA, Chair

American Institute of Architects

Robert Campbell, Vice-Chair

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

Dr. Samantha Rowles, Secretary

LAUSD Student Parent

Patrick MacFarlane, Executive Committee

Early Education Coalition

Scott Pansky, Executive Committee

L.A. Area Chamber of Commerce

Bevin Ashenmiller

Tenth District PTSA

Neelura Bell

CA Charter School Association

Sandra Betts

CA Tax Reform Association

Chad Boggio

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

Charlotte Lerchenmuller

Assn. of CA School Admin. - Retired

Aleigh Lewis

L.A. City Controller's Office

Jennifer McDowell

L.A. City Mayor's Office

Brian Mello

Assoc. General Contractors of CA

William O. Ross IV

31st District PTSA

Rachelle Anema (Alternate)

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

Ashley Kaiser (Alternate)

Assoc. General Contractors of CA

Vacant

LAUSD Student Parent

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

RESOLUTION 2025-28A

BOARD REPORT NO. 011-25/26

**RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE FIVE 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**

WHEREAS, District Staff proposes that the Board of Education (Board) define and approve five projects that provide critical replacements and upgrades of school building/site system and components (Projects) with a combined budget of \$13,586,973 as described and identified as projects 1-4 and 7 in Exhibit A of Board Report 011-25/26 attached hereto in the form present to the BOC, and amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to incorporate therein; and

WHEREAS, District Staff also requests that the Board authorize the Chief Procurement Officer and/or the Chief Facilities Executive, and/or their designee(s), to execute all instruments necessary, as legally permissible, to implement the proposed projects, including budget modifications and the purchase of equipment and materials; and

WHEREAS, Projects developed under the School Upgrade Program category of need, Critical Replacements and Upgrades of School Building/Site Systems and Components, will replace failing building systems that create safety concerns and are disruptive to school operations. Systems in the worst condition, especially those that pose a safety hazard and/or will negatively impact school operations and other building systems if not addressed, will be addressed first; and

WHEREAS, The proposed Projects includes roofing replacement projects at Cienega Elementary School, Los Angeles Center for Enriched Studies, Manhattan Elementary School, and Haynes Charter for Enriched Studies; and a stormwater retention tank replacement project at Walnut Park Middle School; and

WHEREAS, The proposed Projects are consistent with the Los Angeles Unified School District (Los Angeles Unified or District)'s long-term goal to address unmet school facilities needs and significantly improve the conditions of aging and deteriorating school facilities as described in Los Angeles Unified local bond measures; and

RESOLUTION 2025-28A

RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE FIVE 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

WHEREAS, District Staff has determined that the proposed Projects are necessary to improve student health, safety, and educational quality; and

WHEREAS, the Board of Education’s approval of the proposed Projects will authorize District Staff to proceed with the expenditure of bond funds to undertake the Projects in accordance with the provisions set forth in Los Angeles Unified local bond measures K, R, Y, Q, RR, and US; and

WHEREAS, the District’s Office of the General Counsel has reviewed the proposed Projects and determined that they may proceed to the School Construction Citizens’ Bond Oversight Committee (BOC) for its consideration for recommendation to the Board of Education; and

WHEREAS, District staff has concluded that this proposed Facilities SEP amendment will facilitate Los Angeles Unified’s ability to successfully complete the Facilities SEP.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The BOC recommends that the Board of Education define and approve five projects that provide critical replacements and upgrades with a combined budget of \$13,586,973 and amend the Facilities SEP to incorporate therein, as described and identified as projects 1-4 and 7 in Exhibit A of Board Report 011-25/26, a copy of which is attached hereto in the form it was presented to the BOC and is incorporated herein by reference.
2. This resolution shall be transmitted to the Los Angeles Unified School District Board of Education and posted on the BOC’s website.
3. The District is directed to track the above recommendation and to report on the adoption, rejection, or pending status of the recommendations as provided in section 6.2 of the Charter and Memorandum of Understanding between the BOC and the District.

ADOPTED on August 14, 2025, by the following vote:

AYES: 11

ABSTENTIONS: 0

NAYS: 0

ABSENCES: 3

/Michael Hamner/

D. Michael Hamner
Chair

/Robert Campbell/

Robert Campbell
Vice-Chair

LOS ANGELES UNIFIED SCHOOL DISTRICT

SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE

D. Michael Hamner, FAIA, Chair
American Institute of Architects
Robert Campbell, Vice-Chair
L.A. Co. Auditor-Controller's Office
Dr. Samantha Rowles, Secretary
LAUSD Student Parent
Patrick MacFarlane, Executive Committee
Early Education Coalition
Scott Pansky, Executive Committee
L.A. Area Chamber of Commerce

Joseph P. Buchman – Legal Counsel
Burke, Williams & Sorensen, LLP
Lori Raineri and Keith Weaver – Oversight Consultants
Government Financial Services Joint Powers Authority

Bevin Ashenmiller
Tenth District PTSA
Neelura Bell
CA Charter School Association
Sandra Betts
CA Tax Reform Association
Chad Boggio
L.A. Co. Federation of Labor AFL-CIO
Charlotte Lerchenmuller
Assn. of CA School Admin. - Retired
Aleigh Lewis
L.A. City Controller's Office

Jennifer McDowell
L.A. City Mayor's Office
Brian Mello
Assoc. General Contractors of CA
William O. Ross IV
31st District PTSA
Rachelle Anema (Alternate)
L.A. Co. Auditor-Controller's Office
Ashley Kaiser (Alternate)
Assoc. General Contractors of CA
Vacant
LAUSD Student Parent

Timothy Popejoy
Bond Oversight Administrator
Perla Zitle
Bond Oversight Coordinator

RESOLUTION 2025-28B

BOARD REPORT NO. 011-25/26

RECOMMENDING AGAINST BOARD APPROVAL TO DEFINE AND APPROVE TWO 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

WHEREAS, District Staff proposes that the Board of Education (Board) define and approve two projects that provide critical replacements and upgrades of school building/site system and components (Projects) with a combined budget of \$22,606,866 as described and identified as projects 5 and 6 in Exhibit A of Board Report 011-25/26 attached hereto in the form it was presented to the BOC, and amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to incorporate therein; and

WHEREAS, District Staff also requests that the Board authorize the Chief Procurement Officer and/or the Chief Facilities Executive, and/or their designee(s), to execute all instruments necessary, as legally permissible, to implement the proposed projects, including budget modifications and the purchase of equipment and materials; and

WHEREAS, Projects developed under the School Upgrade Program category of need, Critical Replacements and Upgrades of School Building/Site Systems and Components, will replace failing building systems that create safety concerns and are disruptive to school operations. Systems in the worst condition, especially those that pose a safety hazard and/or will negatively impact school operations and other building systems if not addressed, will be addressed first; and

WHEREAS, the proposed Projects include field upgrades with synthetic turf and track projects at both Fairfax High School and Huntington Park High School; and

WHEREAS, Los Angeles Unified staff stated at the August 14, 2025, BOC meeting that these two proposed projects conform to District Policy Bulletin BUL-6847.0 - Policy for Selection, Usage, and Maintenance of Synthetic Turf Fields. It was stated that the policy establishes, among other items, that existing synthetic turf fields will be replaced with new synthetic turf unless they are not in high-usage areas. District staff stated that these projects align with the policy as the Fairfax High School and Huntington Park High School athletic fields meet the criteria of high-usage areas that serve school competitive sports and community activities.

RESOLUTION 2025-28B

RECOMMENDING AGAINST BOARD APPROVAL TO DEFINE AND APPROVE TWO 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

WHEREAS, The proposed Projects are consistent with the Los Angeles Unified School District (Los Angeles Unified or District)'s long-term goal to address unmet school facilities needs and significantly improve the conditions of aging and deteriorating school facilities as described in Los Angeles Unified local bond measures; and

WHEREAS, District Staff has determined that the proposed Projects are necessary to improve student health, safety, and educational quality; and

WHEREAS, the Board of Education's approval of the proposed Projects will authorize District Staff to proceed with the expenditure of bond funds to undertake the Projects in accordance with the provisions set forth in Los Angeles Unified local bond measures K, R, Y, Q, RR, and US; and

WHEREAS, the District's Office of the General Counsel has reviewed the proposed Projects and determined that they may proceed to the School Construction Citizens' Bond Oversight Committee (BOC) for its consideration for recommendation to the Board of Education; and

WHEREAS, District staff has concluded that this proposed Facilities SEP amendment will facilitate Los Angeles Unified's ability to successfully complete the Facilities SEP; and

WHEREAS, notwithstanding District Policy Bulletin BUL-6847.0 - Policy for Selection, Usage, and Maintenance of Synthetic Turf Fields and the findings of District Staff, the BOC concludes that it is imprudent to proceed with the proposed Projects due to:

1. The significant environmental impacts synthetic turf fields have on the environment, including the leeching and dissemination of microplastic pollution, contaminated stormwater runoff issues and use of water for the sole purpose of temporarily cooling the synthetic surface; and
2. The significant surface temperature difference between synthetic turf and natural grass that potentially increases heat-related health risks for sports participants and students; and
3. The potential for greater injury to sports participants and students on synthetic turf versus natural grass (the District did not cite health related studies to support the use of synthetic fields versus natural grass); and
4. The absence of a determinative life cycle analysis supporting the premise that installing, replacing and maintaining synthetic fields, at a capital cost of \$10-15M or more every ten years, would be more cost-effective than installing and maintaining natural grass fields; and
5. Unresolved questions regarding the legal interpretation of whether the installation of natural grass athletic fields is bond fund eligible. BOC members recalled previous projects that included examples of the installation of natural turf as part of a bond funded project.

RESOLUTION 2025-28B

RECOMMENDING AGAINST BOARD APPROVAL TO DEFINE AND APPROVE TWO 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

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The BOC recommends against the Board of Education defining and approving the two Field Upgrades with Synthetic Turf and Track projects with a combined budget of \$22,606,866 and amending the Facilities SEP to incorporate therein, as described and identified as projects 5 and 6 in Exhibit A of Board Report 011-25/26, a copy of which is attached hereto in the form it was presented to the BOC and is incorporated herein by reference.
2. This resolution shall be transmitted to the Los Angeles Unified School District Board of Education and posted on the BOC's website.
3. The District is directed to track the above recommendation and to report on the adoption, rejection, or pending status of the recommendations as provided in section 6.2 of the Charter and Memorandum of Understanding between the BOC and the District.

NOT ADOPTED on August 14, 2025, by the following vote:

AYES: 6

ABSTENTIONS: 5

NAYS: 0

ABSENCES: 3

D. Michael Hamner
Chair

Robert Campbell
Vice-Chair