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, SecretaryLAUSD 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 Assn.

Chad Boggio
L.A. Co. Federation of Labor AFL-CIO
Charlotte Lerchenmuller

Assoc. 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, May 1, 2025
10:00 a.m.

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

https://lausd.wistia.com/medias/klh480q6iu (English) https://lausd.wistia.com/medias/swlnh1uhfa (Spanish)

Committee Members Present (9): Neelura Bell, Sandy Betts, Michael Hamner, Ashley Kaiser (alternate to Brian Mello), Aleigh Lewis, Patrick MacFarlane, Scott Pansky, Samantha Rowles, Robert Campbell.

Committee Members Absent (4): Chad Boggio, Jennifer McDowell, Santa Ramirez, William Ross,

Committee Member Vacancies (2): LAUSD Student Parent, Association of California School Administrators - Retired

00:00:00 Call to Order

Mr. Michael Hamner, BOC Chair, called the meeting to order at 10:04 a.m. and welcomed all to the Bond Oversight Committee (BOC) meeting. He stated that some BOC members were participating remotely in compliance with the Brown Act. He also thanked the KLCS Staff for their production, 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

00:01:00 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.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 previously approved project resolutions 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 April 27, 2025. He stated the form was available 24 hours before the start of the meeting and would remain open for 20 minutes after the meeting had started.

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.

00:02:50 Mr. Hamner stated the Bond Oversight Committee's (BOC) mission and purpose of the Committee:

"It is the mission of a strong and independent BOC to oversee the construction, modernization, and repair of schools that promote the full development of children, are educationally and environmentally sound, enhance neighborhoods as centers of community. This is achieved through thoughtful design and programming and by the wise and efficient use of limited land and public resources. The Committee is responsible for communicating its findings and recommendations to the District and the public. The BOC must ensure that school bond funds are spent as voters intended, that the spending complies with all applicable statutes, that it maximizes available resources, and that projects are completed in a timely and cost-efficient manner."

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 stated that the BOC Memorandum of Understanding (MOU) Review Task Force remained active and is awaiting response to revisions forwarded to District Staff on September 19, 2023. He informed that an email communication was received and looked forward to a meeting.

Mr. Hamner thanked Ms. Ramirez's participation at the Hamilton High School Ribbon Cutting event on April 25, 2025 for a new athletic facility as part of a comprehensive modernization project.

00:05:08 Agenda Item 1. Public Comment

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

00:39:12 Agenda Item 2. Consent Calendar – March 27, 2025 Meeting Minutes and 3rd Quarterly Report FY 2024-2025 (January-March)

Ms. Kaiser made a motion to move the Consent Calendar.

Mr. Pansky seconded.

00:39:51 The Chair asked Mr. Popejoy to conduct a roll call vote.

Ayes: 9 - Ms. Bell, Ms. Betts, Mr. Campbell, Mr. Hamner, Ms. Kaiser, Ms. Lewis, Mr. MacFarlane, Dr. Rowles, Mr. Pansky,

Nays: 0 Abstentions: 0

Absences: 4 - Mr. Boggio, Ms. McDowell, Ms. Ramirez, Mr. Ross

The Consent Calendar was approved.

00:40:45 Agenda Item 3. Green Schoolyards for All Task Force Draft Final Report (Information Only) Presenter: Aleigh Lewis, Task Force Chair

Mr. Hamner as BOC Chair stated his appreciation for the work of the Task Force to date and explained that additional time was required to prepare the Task Force final report. The current expiration date of the Task Force was March 31, 2025. A resolution was presented to extend the date for expiration of the Task Force to May 31, 2025.

Ms. Lewis expressed appreciation for District Staff, BOC Staff and Task Force members' support in researching and compiling information for the draft report included in the meeting materials. She stated that the Greening Task Force was looking forward to collaborating with District Staff to finalize the report and present recommendations at the May 22 BOC meeting.

00:42:14 <u>Agenda Item 4</u>. Six Sustainable Environment Enhancement Developments for Schools (SEEDS) Projects and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein Presenter: Mark Cho. Deputy Director of Facilities Maintenance and Operations. FSD

Mark Cho, Deputy Director of Facilities Maintenance & Operations, presented Six Sustainable Environment Enhancement Developments for Schools (SEEDS) Projects and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein. The total combined budget was \$1.1M. He provided details on background information sharing that the SEEDs program had been in place for 10 years and initially capped at \$25,000 per site. Funding was later expanded to \$100,000 per project with an additional \$50,000 available for schools ranked in the top 150 of the greening index. He said that Board District and Regional offices may also contribute discretionary funds. Please refer to Board Report No. 327-24/25 for further detailed information.

Mr. Cho indicated that the typical project scope included the removal of asphalt and the installation of landscaping with trees, native plants, decomposed granite, mulch and seating areas. He reported that new data columns had been added to the table presentation to include partner organizations, current greening status, and enrollment:

- Garvanza Technology & Leadership Magnet Elementary School (In partnership with Enrich LA): Construct an outdoor learning environment of approximately 4,700 square feet. The project includes the addition of new decomposed granite, salvaged log benches, native planting areas with shade trees and mulch, and a "Student Farm" by Enrich LA that includes raised beds.
- Laurel Cinematic Arts & Creative Technologies Magnet (In partnership with City of West Hollywood): Construct an outdoor learning environment of approximately 7,100 square feet. The project includes the removal of asphalt and the addition of a grass field, salvaged log benches, and native planting areas with shade trees and mulch.
- Mosk Elementary School: Construct an outdoor learning environment of approximately 1,620 square feet. The project includes the removal of asphalt and the addition of raised garden beds, new decomposed granite, salvaged log benches and stools, and native planting areas with shade trees and mulch.
- Norwood Elementary School: Construct an outdoor learning environment of approximately 2,270 square feet. The project includes the removal of asphalt and the addition of new decomposed granite, salvaged log benches and stools, and native planting areas with shade trees and mulch.
- Rockdale Visual & Performing Arts Magner Elementary School (In partnership with Garden School Foundation): Construct an outdoor learning environment of approximately 2,250 square feet. The project includes the removal of asphalt and the addition of new decomposed granite, salvaged log benches and stools, and native planting areas with shade trees and mulch.

- Westport Heights Elementary School: Construct an outdoor learning environment of approximately 2,800 square feet. The project includes the removal of asphalt and the addition of new decomposed granite, salvaged log benches and stools, and native planting areas with shade trees and mulch.

Mr. Cho presented the Garvanza Magnet Elementary School concept design as an example and explained that all plans were subject to change during the design process.

There was a suggestion to add information related to the percentage increase in greening after completion, data tracking of projects resulting in an enrollment increase, coordination of different projects and funding sources, and consideration of enrollment for project selection.

Ms. Betts made a motion to approve Resolution 2025-15.

Ms. Bell seconded.

00:59:30 The Chair asked Mr. Popejoy to conduct a roll call vote.

Ayes: 7 - Ms. Bell, Ms. Betts, Mr. Hamner, Ms. Kaiser, Ms. Lewis, Mr. MacFarlane, Dr. Rowles

Nays: 1 – Mr. Campbell Abstentions: 1 - Mr. Pansky

Absences: 4 - Mr. Boggio, Ms. McDowell, Ms. Ramirez, Mr. Ross

Resolution 2025-15 passed.

01:00:25 <u>Agenda Item 5</u>. 2025-2026 Education Code Section 47614 (Proposition 39) Facilities Renovation Effort and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein

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

Mr. Cho introduced the 2025-2026 Education Code Section 47614 (Proposition 39) Facilities Renovation Effort and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein. He stated that annually, LAUSD presents the Prop 39 facilities program as a legal obligation to provide sufficient, reasonably equivalent spaces for charter schools serving in-district students. This requirement stems from a state law enacted in 2000 to ensure fair access to public school facilities for all public school students, including those in charter schools.

Jeanette Borden, Charter Schools Operations Manager, provided some background information, and an overview of the timeline set by State law:

- By Nov 1, Charter schools submit written request for use of LAUSD school facilities, including their projected in-district classroom Average Daily Attendance (ADA).
- By Dec 1, after careful review of each Charter School application and ADA, LAUSD agrees or objects to their ADA projections in writing.
- By Jan 2, the charter school responds to any objections by reaffirming or modifying the ADA projections.
- By Feb 1, LAUSD prepares in writing a Preliminary Proposal to charter schools with eligible facilities application requests.
- By Mar 1, Charter schools respond to the Preliminary Proposal expressing any concerns, addressing differences, and make counterproposals.
- By Apr 1, LAUSD submits in writing a Final Offer of facilities for each charter school.
- By May 1, the Charter schools either accept or reject the final offers. If the final offer is accepted, LAUSD will prepare the rooms for charter occupancy ten working days before their first day of instruction.

Mr. Cho stated that this year's 2025-2026 projects included 24 new charter school sites, 21 continuing sites without changes, and three sites returning to LAUSD for its use. The proposed projects may be comprised of facilities renovations, reconfigurations, technology,

furniture, equipment, communications/safety system purchases, upgrades, and other requirements as detailed in Board Report Rep-326-24/25. The total proposed budget is \$2.4M.

There was a question related to scope of work for classroom reconfigurations. All questions were answered by Mr. Cho.

Mr. Campbell made a motion to approve Resolution 2025-16.

Ms. Bell seconded.

01:07:00 The Chair asked Mr. Popejoy to conduct a roll call vote.

Ayes: 9 - Ms. Bell, Ms. Betts, Mr. Campbell, Mr. Hamner, Ms. Kaiser, Ms. Lewis, Mr. MacFarlane, Dr. Rowles, Mr. Pansky

Nays: 0 Abstentions: 0

Absences: 4 - Mr. Boggio, Ms. McDowell, Ms. Ramirez, Mr. Ross

Resolution 2025-16 passed.

01:07:46 Agenda Item 6. Two Projects to Provide Adult and Career Education Facilities Upgrades and Amend the Facilities Services

Division Strategic Execution Plan to Incorporate Therein

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

Eddard Romero, Senior Administrator, ITS

Mark Cho, Deputy Director of Facilities Maintenance and Operations, introduced Two Projects to Provide Adult and Career Education Facilities Upgrades and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein. Total combined budget is \$12.2M. Please refer to Board Report No. 324-24/25 for further detailed information.

Eddard Romero, Senior Administrator of Informational Technology Services outlined the infrastructure upgrades at the two adult education centers: East Los Angeles Occupational Center and East Los Angeles Skills Center. He explained that the scope of work included surveying, planning, designing, procuring, installing, configuring, testing and acceptance of new 10 Gigabit fiber infrastructure, LAN/WLAN equipment, copper ethernet cabling/network cabinets, VoIP telephone system, new integrated IP PA Intercommunications solution featuring an earthquake early warning system - ShakeAlert, intrusion alarm system, and video camera system at the school sites. He stated that the projects were scheduled to begin in the first quarter of 2026 and end in the third quarter of 2026.

Mr. Romero stated that the two proposed projects are part of a modernization program across 16 adult education sites. He reported that two projects have been completed, six are underway, two are newly proposed, and six more are pending.

There were questions and a discussion related to lack of strategic planning and consolidation analysis, enrollment trends and clarity around enrollment projections, alignment between investments and educational needs, prudent stewardship of bond funds and oversight role challenges due to limited involvement in decision making processes and stakeholder engagement.

All questions were answered by Mr. Cho, Mr. Romero, Mr. Tigno (DACE) and Ms. Castillo.

Mr. Campbell made a motion to move Resolution 2025-17.

Ms. Lewis seconded.

01:33:40 The Chair asked Mr. Popejoy to conduct a roll call vote.

Ayes: 2 - Ms. Betts, Mr. MacFarlane

Nays: 3 - Ms. Kaiser, Mr. Campbell, Mr. Hamner

Abstentions: 4 – Ms. Bell, Ms. Lewis, Mr. Pansky, Dr. Rowles **Absences: 4 -** Mr. Boggio, Ms. McDowell, Ms. Ramirez, Mr. Ross

Resolution 2025-17 did not pass.

[Pursuant to the MOU for a project that was not recommended by the BOC, a letter from the BOC Chair was transmitted to the Superintendent and Board of Education on May 8, 2025 describing the BOC's concerns with the projects.]

01:35:26 <u>Agenda Item 7</u>. Three 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 and Operations, FSD

Mark Cho presented Three Early Education Center Outdoor Classroom Projects – Wilton, Grant, and Pinewood – and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein. He reported that Wilton EEC was located on the first floor of a well-maintained building at Wilton Elementary School and proposed project budget was \$615,800 with an anticipated completion date in the third quarter of 2026. He stated that this project would focus solely on outdoor upgrades such as landscaping, irrigation, and new playground matting. Grant and Pinewood EECs would require extensive facility upgrades in addition to outdoor learning enhancements. Total combined budget for the three proposed projects was \$16.8 M. He provided scope of work, budget, and project schedule with a completion date in 2028 for both projects. He informed that the projects were part of a broader program of 54 early education center (EEC) upgrades (25 completed, 17 in construction, 4 DSA-approved, and 8 in design), with 34 remaining sites. Please refer to Board Report No. 262-24/25 for further detailed information.

There were questions related to internal conversations to mitigate unforeseen cost escalations, enrollment data pre-project and after completion, maximum capacity, feeder schools, whether upgrades at Wilton EEC were also for Wilton ES, and project crossover benefits.

All guestions were answered by Mr. Cho and Ms. Amezguita (Early Education office).

Ms. Kaiser made a motion to approve Resolution 2025-18.

Ms. Lewis seconded.

01:49:05 The Chair asked Mr. Popejoy to conduct a roll call vote.

Ayes: 9 - Ms. Bell, Ms. Betts, Mr. Campbell, Mr. Hamner, Ms. Kaiser, Ms. Lewis, Mr. MacFarlane, Dr. Rowles, Mr. Pansky

Nays: 0 Abstentions: 0

Absences: 4 - Mr. Boggio, Ms. McDowell, Ms. Ramirez, Mr. Ross

Resolution 2025-18 passed.

01:49:57 <u>Agenda Item 8</u>. 86 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 presented 86 Projects to Provide Critical Replacements and Upgrades of School Building/Site Systems and Components and Amendment to the Facilities Services Division Strategic Execution Plan. He began his presentation with a proposed project at Eagle Rock Elementary School (built in 1921) to upgrade the school's fire alarm system. He stated that the

school currently relied on outdated, manual fire alarm that frequently malfunctions requiring Facilities staff to maintain a 24/7 fire watch. He also reported a consistent system struggle to pass annual inspections. Total cost estimate for a new fire alarm system is approximately \$5.5M.

Mr. Cho moved on to provide some background for the second project, Phase II of the Secure Entry System Program. He informed that Phase I had been successfully completed for all elementary and special education schools totaling 240 sites. He stated that some middle and high schools had already received early installations through Board and Region priority funds. He provided a brief description, estimated budget of \$4.3M and construction schedule, bringing the total of the 86 projects to \$9.8M.

Please refer to Board Report No. 322-24/25 for further detailed information.

There was a question related to a before and after pictures of the secure entry system at Dearborn Charter Academy Elementary School.

Mr. Cho answered all questions.

Ms. Lewis made a motion to approve Resolution 2025-19

Ms. Kaiser seconded.

01:55:21 The Chair asked Mr. Popejoy to conduct a roll call vote.

Ayes: 9 - Ms. Bell, Ms. Betts, Mr. Campbell, Mr. Hamner, Ms. Kaiser, Ms. Lewis, Mr. MacFarlane, Dr. Rowles, Mr. Pansky

Nays: 0 Abstentions: 0

Absences: 4 - Mr. Boggio, Ms. McDowell, Ms. Ramirez, Mr. Ross

Resolution 2025-19 passed.

01:56:06 Agenda Item 9. 17 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 17 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 \$971,739. The projects included four chain link fencing projects, one motorized parking lot gate, six furniture projects, one water bottle filling station project, two marquees, one project for interactive displays, one installation of audiovisual and lighting equipment project, and one video surveillance system. He provided further details on the proposed project for audiovisual equipment and lighting in the auditorium at Woodland Hills Academy.

Please refer to Board Report No. 328-24/25 for further detailed information.

There was a question related to school fundraisers as a contribution for projects, interactive displays description, name, and number of displays for the proposed project.

All questions were answered by Mr. Cho and Mr. Garcia.

Ms. Kaiser made a motion to approve Resolution 2025-20.

Ms. Bell seconded.

02:01:46 The Chair asked Mr. Popejoy to conduct a roll call vote.

Ayes: 9 - Ms. Bell, Ms. Betts, Mr. Campbell, Mr. Hamner, Ms. Kaiser, Ms. Lewis, Mr. MacFarlane, Dr. Rowles, Mr. Pansky

Nays: 0 Abstentions: 0

Absences: 4 - Mr. Boggio, Ms. McDowell, Ms. Ramirez, Mr. Ross

Resolution 2025-20 passed.

02:02:31 <u>Agenda Item 10</u>. Magister Gratia Talentum (MGT) Comparison Study (Information Only) Presenter: Eric Parish, Co-Head of Advisory Solutions

Eric Parish, Co-Head of Advisory Solutions, Magister Gratia Talentum (MGT) presented a high-level overview of its ongoing construction outcomes analysis for LAUSD. He shared that the study was in its final phases focusing mainly on macroeconomic analysis and contractor participation, peer industry review, and an internal construction review. He mentioned that external pressures such as labor shortages, inflation, trade policies and a limited pool of qualified contractors are driving up construction prices and limiting LAUSD's flexibility. While these external forces are largely beyond LAUSD's control, MGT recommends strategic planning and targeted actions to help mitigate their impact.

Mr. Parish explained that peer review component of the study made direct comparisons difficult due to LAUSD's uniqueness in size and scope. He said that the most valuable comparison came from evaluating the District's own past and current project performance. He shared that the analysis found that eight of ten reviewed projects were over budget, with total change orders numbering from three to 299, averaging 88 per project, and cost overruns ranging from \$260,000 to \$45 million.

Mr. Parish reported that to address concerns MGT recommends four immediate actions included in over 25 recommendations: developing a districtwide program management strategy, strengthening internal controls and project oversight, broadening the contractor pool to enhance competition, and improving front-end planning to reduce costly change orders. He informed that the final report would be delivered within two weeks and would include all detailed recommendations, along with a prioritization and an implementation framework, to provide guidance towards more efficient and accountable construction practices.

There were questions and a discussion related to contractor participation, existing LAUSD key performance indicators in use to monitor and report projects, whether the study would consider construction processes in alignment with the District's strategic plan, whether the study would address outdated information or the North American Industry Classification (NAICS) system miscoding to improve subcontracting challenges, third party partners, community engagement, guidelines for contractors to perform community engagement.

All questions were answered by Mr. Parish and Ms. Patricia Chambers (Sr. Director, Business Services, LAUSD).

02:29:30 Agenda Item 11. Discussion of Non-Agenda Matters

BOC member Pansky expressed deep appreciation for the BOC leadership, committee members, consultants, legal counsel, and administrators supporting the Committee, highlighting the voluntary nature of their service. Also, he strongly criticized LAUSD's absence and lack of engagement, particularly the failure to update the MOU between the District and the BOC despite repeated requests over a couple of years. He emphasized the BOC's role in representing the community and holding the District accountable, questioning the value of the BOC's mission if LAUSD leadership continues to disregard their input. He also noted frustration that committee decisions were often dismissed by the Board without proper discussion providing as an example, agenda item #6 to upgrade two adult and career education facilities not recommended for approval.

Minutes of May 1, 2025, approved per School Construction Bond Citizens' Oversight Committee.

/Samantha Rowles/

Dr. Samantha Rowles, Secretary