

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

**Neelura Bell**

CA Charter School Association

**Sandra Betts**

CA Tax Reform Assn.

**Chad Boggio**

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

**Aleigh Lewis**

L.A. City Controller's Office

**Jennifer McDowell**

L.A. City Mayor's Office

**Brian Mello**

Assoc. General Contractors of CA

**Santa Ramirez**

Tenth District PTSA

**William O. Ross IV**

31<sup>st</sup> District PTSA

**Bevin Ashenmiller (Alternate)**

Tenth District PTSA

**Ashley Kaiser (Alternate)**

Assoc. General Contractors of CA

**Connie Yee (Alternate)**

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

**Vacant**

Senior Citizens' Organization

**Vacant**

LAUSD Student Parent

**Timothy Popejoy**

Bond Oversight Administrator

**Perla Zitle**

Bond Oversight Coordinator

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**School Construction Bond Citizens' Oversight Committee**

**Regular Meeting**

**LAUSD HQ – Board Room**

**333 S. Beaudry Avenue**

**Los Angeles, CA 90017**

**Thursday, January 30, 2025**

**10:00 a.m.**

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

<https://lausd.wistia.com/medias/kymaq5r087> (English)

<https://lausd.wistia.com/medias/62u0g1h648> (Spanish)

Committee Members Present (10): Neelura Bell, Sandy Betts, Robert Campbell, Ashley Kaiser (alternate to Brian Mello), Aleigh Lewis, Jennifer McDowell, Scott Pansky, Santa Ramirez, William Ross, Samantha Rowles.

Committee Members Absent (3): Chad Boggio, D. Michael Hamner, Patrick MacFarlane.

Committee Member Vacancies (2): LAUSD Student Parent, Senior Citizens' Organization

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

Mr. Robert Campbell, BOC Vice-Chair, called the meeting to order at 10:04 a.m. and welcomed all to the first Bond Oversight Committee (BOC) meeting of 2025. He acknowledged the devastating wildfires that had impacted communities in Pacific Palisades and Altadena. He expressed his deepest condolences to those affected, especially those who have lost everything. He also recognized and appreciated the District Staff who acted as first responders, protecting campuses, assisting with cleanup, and ensuring the relocation of students so instruction could continue. He invited the Chief Facilities Executive to provide any updates on the District's response to the fires.

Krisztina Tokes, Chief Facilities Executive, reported that the recent wildfires had had a devastating impact on LAUSD staff and families. She said that while most schools were quickly reopened following thorough cleanups and air filter inspections, seven schools in the evacuation zone initially remained closed but had now resumed operations. She stated that three campuses sustained significant fire damage and were no longer operational: Palisades Charter High School, Palisades Elementary School, and Marquez Elementary School. She said that Marquez Elementary School was completely destroyed, Palisades Elementary School lost most of its structures except for one classroom building and a food service facility, and Palisades High School suffered damage to approximately 30% of its campus. She indicated that the District had relocated Palisades Elementary to Brentwood Science Magnet and Marquez Elementary School to Nora Sterry Elementary School, while Palisades Charter High

School is currently operating virtually as an interim location is determined. She also reported that cleanup and debris removal efforts were underway in coordination with state and county agencies with funding considerations involving FEMA, insurance, and potential District resources.

Mr. Campbell thanked Ms. Tokes for her update. He went on to state that BOC members participating remotely needed to set their interpretation feature on the Zoom screen menu to their preferred language for simultaneous interpretation. 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**

**00:04:48** Mr. Campbell asked Dr. Rowles, BOC Secretary, to provide the introductory remarks.

Ms. Rowles announced that the BOC website could be found at <https://www.lausd.org/boc>. She also indicated that meeting materials and live stream in both English and Spanish were located under the tab *Upcoming Meetings*. She encouraged participants to visit the BOC website where previously approved project resolutions and relevant information can be found. She 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 25, 2025. She said the form was available 24 hours before the start of the meeting and would remain open for 20 minutes after the meeting had started.

Ms. Rowles stated that there would be a maximum of five (5) speakers for each agenda item and up to ten (10) speakers for public comment. She stated that all public speakers would have up to 3 minutes. She also stated that public speakers with more than one agenda item would be provided 6 minutes total to make comments on all items they wished to address. She detailed the protocols for public speakers via audio and said that they should monitor the meeting through the live stream and then turn off the live stream volume when asked to speak to avoid audio echo or audio feedback. When it was the speaker's turn to speak, 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. She stated that in-person speakers would be asked to step up to the podium to be heard. She thanked everyone in advance for working with the Committee to accommodate speakers.

**00:07:06** Mr. Campbell 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, and 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. Campbell informed that the updated School Upgrade Program (SUP) summary now included Bond Measure US funds in the spending target categories, and the "Strategies to Implement the Measure US Bond Priorities" could be found in the Reference Materials section. He also announced that a table with limited enrollment data for the proposed project school sites under BOC consideration was included immediately after the agenda. No no enrollment data was provided for the Board District and Region Priority projects.

Mr. Campbell 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.

**00:09:10** **Agenda Item 1. Public Comment**

There were five public speakers who signed up for public comments and provided remarks in person on various agenda items. [At minute 32:40 another speaker provided comments.]

**00:15:00 Agenda Item 6. Performance Audit of Design-Build Policies and Procedures (Information Only)**  
**Presenters: Sue Stengel, Inspector General, OIG**

Ms. Sue Stengel, Inspector General, presented the Performance Audit of Design-Build Policies and Procedures conducted by the Office of the Inspector General (OIG). She reported that the audit reviewed three contracts to evaluate whether the procurement processes for three design-build construction contracts complied with District policies and California Education Code, focusing on objectivity and fairness. She explained that the OIG adopted a more dynamic approach, engaging in discussions with District Staff to develop mutually agreed-upon solutions. The projects included two comprehensive modernization projects – Polytechnic High School and Grant High School - and the expansion of a wellness center at Young Empowered Scholars Academy at Hyde Park Elementary School.

Luceli Ceja, Principal Auditor, explained that the audit found that overall, the procurement process generally adhered to District policies and state laws. She explained that one significant finding highlighted that a contractor delivered payment and performance bonds by phase instead of the required full contract amount, posing a financial risk to the District. She informed that this practice was inconsistent with contract terms and was not disclosed to other bidders. As a result, she reported that the OIG recommended prohibiting phased bonding and aligning policy language accordingly, a recommendation the District accepted.

Ms. Ceja said that the audit identified three findings: 1) District policy requires the Chief Procurement Officer (CPO) or a designee to attend bidder selection workshops, but records for one project showed no such attendance. After discussions, it was determined that a Contract Administrator is qualified to fulfill these duties, and the policy will be updated accordingly. 2) For the Polytechnic HS project, the required conflict-of-interest and non-disclosure forms could not be located which raised concerns about record-keeping. 3) For the YES Academy project, workshop sign-in sheets for attendees were missing. The District attributing document loss to the 2022 cyberattack. She indicated that the OIG was informed that new backup provisions have since been implemented to prevent future data loss.

Ms. Stengel concluded the presentation stating that the full audit report is available for public review on its website as OA 24-1440. She also announced the upcoming risk assessment for the fiscal year 2026 Work Plan, encouraging stakeholders to participate in a survey launching in March. She reminded the public to report fraud, waste, and abuse, with confidentiality and anonymity ensured at <https://www.lausd.org/oig>, [inspector.general@lausd.net](mailto:inspector.general@lausd.net) or (213)241-7778 or (866)528-7364.

There were comments and questions related to bidding methods, how bonds are issued, barriers to competition by limiting the number of qualified vendors able to bid for government contracts, requirements mandated by law or added voluntarily for business reasons, and future audits or analysis to improve efficiency and expand competition in government contracting.

Ms. Stengel, Mr. Pearson, and Ms. Ceja answered all questions.

**00:39:58 Agenda Item 2. Consent Calendar – December 12, 2024 Meeting Minutes and 2<sup>nd</sup> Quarter Report FY 2024-2025 (October-December)**

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

Ms. Ramirez seconded.

**00:40:26** The Chair asked Mr. Popejoy to conduct a roll call vote.

**Ayes: 9** – Ms. Bell, Ms. Betts, Mr. Campbell, Ms. Kaiser, Ms. Lewis, Ms. McDowell, Ms. Ramirez, Mr. Ross, Dr. Rowles.

**Nays: 0**

**Abstentions: 1** - Mr. Pansky

**Absences: 3** - Mr. Boggio, Mr. Hamner, Mr. MacFarlane.

**00:41:28 Agenda Item 3. Three Projects to Provide Critical Replacements and Upgrades of School Building/Site Systems and Components and Amend the Facilities Services Division Strategic Execution Plan (SEP) to Incorporate Therein**  
**Presenter: Mark Cho, Deputy Director of Facilities Maintenance and Operations, FSD**

Mark Cho, Deputy Director of Facilities Maintenance & Operations, presented Three Projects to Provide Critical Replacements and Upgrades of School Building/Site Systems and Components and Amend the Facilities Services Division Strategic Execution Plan (SEP) to Incorporate Therein with a project budget of approximately \$15 million to start roofing replacement projects in the fourth quarter of 2025. Please refer to Board Report No. 190-24/25 for further detailed information.

- **Franklin High School:** Replacing 148,900 sq. ft. of deteriorated roofing across 19 buildings, including Franklin Community Adult School, lunch shelters, and an arcade - \$5.2M.
- **Fremont High School:** Replacing approximately 110,000 sq. ft. of roofing on 11 buildings, including arcades, a lunch pavilion, and an announcement booth - \$4.6M
- **Los Angeles Academy Middle School:** Replacing 128,600 sq. ft. of roofing on 6 buildings, including an arcade and a lunch pavilion - \$5.2M.

Mr. Cho stated that since these projects do not require Division of State Architect (DSA) approval, nearly 90% of costs are allocated to design and construction, 2.6% to management, and approximately 8% reserved for contingencies. He said that enrollment trends were covered in a separate report prepared by BOC staff and included in meeting materials.

Christos Chrysiliou, Chief Eco-Sustainability Officer, confirmed that the three schools were on the list of solar photovoltaic projects presented and recommended for approval by the BOC on December 12, 2024.

There were comments and questions related to whether the proposed projects could accommodate solar panel installation, the possibility of providing a map or information on the number of buildings being set for roof replacement in future presentations, and the warranty for new roofs.

All questions were answered.

Ms. McDowell made a motion to approve Resolution 2025-01.

Mr. Pansky seconded.

**00:50:02** The Chair asked Mr. Popejoy to conduct a roll call vote.

**Ayes: 10** – Ms. Bell, Ms. Betts, Mr. Campbell, Ms. Kaiser, Ms. Lewis, Ms. McDowell, Mr. Pansky, Ms. Ramirez, Mr. Ross, Dr. Rowles.

**Nays: 0**

**Abstentions: 0**

**Absences: 3** - Mr. Boggio, Mr. Hamner, Mr. MacFarlane.

**Resolution 2025-01 passed.**

**00:50:53** **Agenda Item 4. 11 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 and Operations, FSD**

Mr. Cho presented 11 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 \$924,580. The projects included three fencing projects, three furniture projects, one video surveillance (CCTV) project, one lighting system project, one audio/visual equipment project, one electronic free-standing marquee project, and one water bottle filling station. He provided further details on the proposed new visual equipment and lighting for the auditorium at Twain Middle School. Please refer to Board Report No. 198-24/25 for further detailed information.

There were questions related to clarification on fence selection, decorative features of fencing to avoid an institutional feel at schools, cost breakdown between wrought iron and chain link fencing per square foot, decision-maker for fence placement and

materials, purpose and scope for the CCTV project at Sylmar Charter High School, and whether District's CCTV is monitored by school police.

Mr. Pansky made a motion to approve Resolution 2025-02.

Ms. Lewis seconded.

**01:06:00** Mr. Hamner asked Mr. Popejoy to conduct a roll call vote.

**Ayes: 10** – Ms. Bell, Ms. Betts, Mr. Campbell, Ms. Kaiser, Ms. Lewis, Ms. McDowell, Mr. Pansky, Ms. Ramirez, Mr. Ross, Dr. Rowles.

**Nays: 0**

**Abstentions: 0**

**Absences: 3** - Mr. Boggio, Mr. Hamner, Mr. MacFarlane.

**Resolution 2025-02 passed.**

**01:06:51** **Agenda Item 5. Six Sustainable Environment Enhancement Developments for Schools (SEEDS) Projects and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein**  
**Presenters: Mark Cho, Deputy Director of Facilities Maintenance & 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 \$900,000. He provided details on background, funding and selection criteria and stated that projects are initiated by Christos Chrysiliou, Chief Eco-Sustainability Officer and his team. He said that FSD staff would manage design and construction of the proposed SEEDS projects:

Mr. Cho indicated that the six projects would include trees, shrubs, planting areas, salvaged log benches/stools, garden tables, and decomposed granite (DG) for natural outdoor learning spaces:

1. Broadway Elementary School (2,500 SqFt.) at \$200,000
2. Dorris Elementary School (3,000 SqFt.) at \$100,000
3. Hollywood Elementary School (3,000 SqFt) at \$100,000
4. Newcastle Elementary School (2,820 SqFt) at \$150,000
5. Osceola Elementary School (2,600 SqFt) at \$100,000
6. West Hollywood Elementary School (9,600 SqFt.) at \$250,000 ranking 132 in the Greening Index which provides an additional \$50,000. This project includes a grass area and space for PE activities.

Please refer to Board Report No. 204-24/25 for further detailed information.

There were questions related to how schools were informed of the SEEDS program, greening percentage, scope of work for the cost difference between Broadway ES and Dorris ES, project budget determination, low participation of nonprofit and corporate partners contributions, outreach for partnership opportunities, origin of salvaged logs and benches, whether logs were accessible to parents, greening index, SEEDS program waitlist, maintenance of existing projects, curriculum integration, future funding for program expansion, community engagement, and ways the SEEDS project at Newcastle ES would alleviate the enrollment exceeding capacity.

Mr. Pansky made a motion to approve Resolution 2025-03.

Ms. Kaiser seconded.

01:44:17 Mr. Hamner asked Mr. Popejoy to conduct a roll call vote.

**Ayes: 10** – Ms. Bell, Ms. Betts, Mr. Campbell, Ms. Kaiser, Ms. Lewis, Ms. McDowell, Mr. Pansky, Ms. Ramirez, Mr. Ross, Dr. Rowles.

**Nays: 0**

**Abstentions: 0**

**Absences: 3** - Mr. Boggio, Mr. Hamner, Mr. MacFarlane.

**Resolution 2025-03 passed.**

01:45:11 **Agenda Item 7. Discussion of Non-Agenda Matters**

Vice-Chair Campbell requested that the recently completed audit of the District's finances be presented to the BOC and an appropriate speaker to address the engagement, or lack thereof, of the outside auditors with the BOC in planning and conducting the audit. He thanked BOC members, District Staff, and the public for their participation and adjourned the meeting at 11:51a.m.

Minutes of February 27, 2025, approved per School Construction Bond Citizens' Oversight Committee.

*/Samantha Rowles/*

Dr. Samantha Rowles, Secretary