

LOS ANGELES UNIFIED SCHOOL DISTRICT

SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE

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American Institute of Architects

Robert Campbell, Vice-Chair

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

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LAUSD Student Parent

Patrick MacFarlane, Executive Committee

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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

31st 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

School Construction Bond Citizens' Oversight Committee

Regular Meeting

LAUSD HQ – Board Room

333 S. Beaudry Avenue

Los Angeles, CA 90017

Thursday, December 12, 2024

10:00 a.m.

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

<https://lausd.wistia.com/medias/chr37mzfqb> (English)

<https://lausd.wistia.com/medias/yb110ggvbf> (Spanish)

Committee Members Present (12): Bevin Ashenmiller (alternate to Santa Ramirez), Neelura Bell, Sandy Betts, Chad Boggio, Robert Campbell, D. Michael Hamner, Ashley Kaiser (alternate to Brian Mello), Aleigh Lewis, Patrick MacFarlane, Jennifer McDowell, William Ross, Samantha Rowles.

Committee Members Absent (1): Scott Pansky

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

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 last Bond Oversight Committee (BOC) meeting of 2024. He stated 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

00:01:15 Mr. Hamner asked Mr. Campbell, BOC 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 December 8, 2024. He said the form was available 24 hours before the start of the meeting and would remain open for 20 minutes after the meeting 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.

Mr. Campbell stated the Bond Oversight Committee's (BOC) mission and purpose of the Committee:

"The mission of a strong and independent BOC is 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 through thoughtful design and programming, and reflect 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 is in compliance with all applicable statutes, that it maximizes available resources, and that projects are completed in a timely and cost-efficient manner."

00:04:17 Mr. Hamner acknowledged Ms. Ashley Kaiser, the alternate member from Association of General Contractors of California and Dr. Bevin Ashenmiller, alternate member from the Tenth District PTSA welcoming them to the BOC. Ms. Kaiser and Dr. Ashenmiller provided brief remarks.

Mr. Hamner informed that meeting materials included the "Strategies to Implement the Measure US Bond Priorities" in the Reference Materials section. He explained that these priorities were adopted by the Board of Education for placement on the November 5, 2024 ballot.

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.

Mr. Hamner announced that on November 13, four BOC members, Bevin Ashenmiller, Sandy Betts, Aleigh Lewis, and Santa Ramirez participated in the Green California Schools and Higher Education Summit and Exposition at the Pasadena Convention Center. He also informed that BOC members should note that Section 8.1.7 of the MOU permits attendance to one conference or seminar related to school facilities annually. Members shared insights of their experiences at the conference.

Mr. Hamner recognized that on November 14, member Sandy Betts attended a ribbon cutting at the John Adams Middle School auditorium and recognition for the service of Board President Jackie Goldberg. Also, on December 5, BOC member Sandy Betts, along with former BOC members Laura Baz and Jeff Fischbach, attended the ribbon cutting for the Sherman Oaks Center for Enriched Studies comp mod project. He also highlighted that on December 9, BOC member Betts and former BOC Chair Margaret Fuentes attended the ribbon cutting and recognition for the service of Board member George McKenna at Foshay Learning Center. Ms. Betts provided comments about the events and encouraged other members to take advantage of these opportunities to observe completed projects.

Mr. Hamner concluded his announcement stating that on December 10, the Board of Education elected Scott Schmerelson to serve as Board President, and Dr. Rocio Rivas as Vice-President. He indicated that the BOC was looking forward to working with them in the upcoming year.

00:11:14 **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.

00:36:38 Agenda Item 2. Consent Calendar – November 7, 2024 Meeting Minutes

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

Mr. Campbell seconded.

00:37:11 The Chair asked Mr. Popejoy to conduct a roll call vote.

Ayes: 8 – Ms. Bell, Ms. Betts, Mr. Boggio, Mr. Campbell, Mr. Hamner, Mr. MacFarlane, Ms. McDowell, Dr. Rowles.

Nays: 0

Abstentions: 4 - Dr. Ashenmiller, Ms. Kaiser, Ms. Lewis, Mr. Ross.

Absences: 1 - Mr. Pansky

The Consent Calendar was adopted.

00:38:37 Agenda Item 3. Green Schoolyards for All Task Force Resolution

Presenters: Aleigh Lewis, Task Force Chair

Aleigh Lewis, Chair of the Green Schoolyards for All Task Force, stated that the Task Force received a presentation by Alix O'Brien, Deputy CFE, and Scott Singletary, Deputy Director of Facilities Planning and Development, outlining the vision and next steps for the District's *Green Schools for All Plan*. She said that the Task Force also submitted a list of follow-up questions and is awaiting responses. The Task Force also determined that it would not be able to conclude its work by January 31, 2025. As such, Ms. Lewis stated that a resolution was being proposed at today's meeting to extend the Task Force's work through the end of March. Please refer to BOC Resolution [2024-26](#) for further details.

Ms. McDowell made a motion to approve Resolution 2024-37.

Ms. Kaiser seconded.

00:40:30 The Chair asked Mr. Popejoy to conduct a roll call vote.

Ayes: 12 – Dr. Ashenmiller, Ms. Bell, Ms. Betts, Mr. Boggio, Mr. Campbell, Mr. Hamner, Ms. Kaiser, Ms. Lewis, Mr. MacFarlane, Ms. McDowell, Mr. Ross, Dr. Rowles.

Nays: 0

Abstentions: 0

Absences: 1 - Mr. Pansky

Resolution 2024-37 passed.

00:41:29 Agenda Item 4. 21 Solar Photovoltaic Projects and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein

Presenter: Christos Chrysiliou, Chief Eco-Sustainability Officer

Krisztina Tokes, Chief Facilities Executive, FSD

Krisztina Tokes, Chief Facilities Executive, introduced 21 Solar Photovoltaic (PV) Projects and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein. The local bond portion of the project costs would be funded by Measure US – the recently passed \$9B school bond approved by voters in 2024. She explained that the bond measure prioritizes school upgrades including seismic improvements, critical replacements, and a category for wellness, health, athletics, learning, and efficiency (WHALE). She stated that within this category, \$175 million is allocated for PV installations, electrification, and electrical infrastructure that implements District goals related to sustainability and energy efficiency.

Ms. Tokes said that the current proposal seeks to amend the School Upgrade Program (SUP) to include 21 solar PV projects with a budget of \$122.4 million targeting approximately 15 megawatts of total solar power. She shared that these projects involved various systems, such as carports, shade structures, and rooftop installations with Level 2 electric vehicle (EV) charging stations at 13 sites. She also reported that the site selection prioritized high energy usage, recent or planned roof replacements, and alignment with modernization efforts to maximize efficiency.

Christos Chrysiliou, Chief Eco-Sustainability Officer, began his presentation stating that the District was excited to launch a new phase of its solar program, building on a decade-old initiative that installed 21 megawatts of solar power across 68 sites. He informed that this next phase supports the District's 2019 resolution to achieve 100% clean electricity by 2030 and clean energy across all sectors by 2040. He also informed that the proposed 21 PV projects with a budget of \$122.4 million would deliver approximately 15 megawatts of solar power and include EV charging stations at 13 sites helping reduce utility costs and achieving a projected net cost avoidance of \$45.7 million over 25 years.

Mr. Chrysiliou stated that the projects, to be completed by 2027, prioritized sites with high energy usage, roof replacements, and alignment with other facility upgrades. He informed that they were design build contracts, and the goal included the creation of energy efficiency while creatively providing shade through carports, rooftop systems, and walkway structures. He added that the District also had a plan to pursue investment tax credits to further offset costs. He reported that the proposed solar projects aligned with sustainability goals and represented a significant step toward energy independence and environmental stewardship.

There was an extensive discussion of the proposed projects arising the following comments and questions:

Funding Concerns and Financial Analysis: Members noted that the 21 projects would consume two-thirds of the \$175 million designated within the \$540 million budget category for School Upgrades and Reconfigurations to Support Wellness, Health, Athletics, Learning and Efficiency. There were questions related to financial viability and strategic prioritization of projects. Also, clarity was sought on whether these funds act as "seed money" to demonstrate the program's effectiveness and how the \$168 million estimated 25-year general fund cost avoidance was calculated. Did it include assumptions about rising electricity costs?

Additionally, concerns were raised about the high cost per megawatt (\$8M versus the typical \$1–\$2M), and the long-term financial impact of borrowing \$122 million, which could be a lifecycle cost of \$270–\$300 million over 25 years. There was a request for a detailed return on investment (ROI) analysis that would facilitate a comprehensive understanding of the total financing costs, 25-year maintenance estimates, and whether these projects truly offer net cost avoidance or align with an ROI timeframe of 10–12 years.

Electric Vehicle (EV) Charging Infrastructure and Energy Scaling: Equity and strategic planning for EV charging infrastructure were expressed as concerns due to some proposed projects showing no charging stations and others up to 17 chargers. Questions included more detail about cost breakdowns, infrastructure requirements, and prioritization criteria. What were the policies on charger usage at each site? Where is the District in meeting its 80-megawatt target by 2030?

Given current installation costs and utility constraints, it was suggested to collaborate with Los Angeles Department of Water and Power (LADWP) and Southern California Edison (SCE) to align solar installations with regional grid modernization efforts and to explore opportunities such as energy storage, electric bus integration, and leveraging grants like the California Energy Commission's "Communities in Charge Funding - Wave 3" to offset costs and expand capabilities.

Project Viability, Longevity, and Educational Integration: Other concerns were expressed about the long-term viability of projects in the context of enrollment trends. Also, why were so many projects not commencing for several years? Questions were also asked about the rationale for behind-the-meter (BTM) systems versus feed-in tariffs and the accuracy of offset projections.

Other financial questions included whether any rebates or grants related to capital installation costs would be reinvested into the program or used to defease bond-related costs? What educational opportunities might be offered related to the projects? (e.g. providing students with hands-on learning experiences and insights into renewable energy.)

Ms. Kaiser made a motion to approve Resolution 2024-38.

Ms. Lewis seconded.

01:57:50 The Chair asked Mr. Popejoy to conduct a roll call vote.

Ayes: 9 – Dr. Ashenmiller, Ms. Betts, Mr. Hamner, Ms. Kaiser, Ms. Lewis, Mr. MacFarlane, Ms. McDowell, Mr. Ross, Dr. Rowles.

Nays: 1 - Mr. Campbell

Abstentions: 1 - Ms. Bell

Absences: 2 - Mr. Boggio, Mr. Pansky.

Resolution 2024-38 passed.

01:59:23 **Agenda Item 5. Seven Playground and Campus Exterior Upgrade Projects and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein**
Presenters: Issam Dahdul, Director of Facilities Planning and Development, FSD

Issam Dahdul, Director of Facilities Planning and Development, presented Seven Playground and Campus Exterior Upgrade Projects and Amendment to the Facilities Services Division Strategic Execution Plan. He stated that 30 elementary schools were identified to address deteriorated asphalt, safety concerns, and the need for greener, more functional campuses. These projects replace old asphalt with new paving, solar reflective coatings, and incorporate landscaping, trees, shade structures, and outdoor learning spaces to meet a goal of 30 percent greening and 20 percent shading.

Mr. Dahdul informed that the proposed projects prioritized campuses with the most urgent need for asphalt replacement and greening ensuring alignment with District-wide safety and sustainability objectives. He explained the prioritization criteria for the identification of projects and provided project description, project budget, and construction schedule with an anticipated completion by 2029 while all campuses remain operational during construction. The total combined budget for the proposed projects at Atwater Elementary School, Dolores Street Elementary School, MacArthur Park VPA Elementary School, Monlux Elementary School, Palms Elementary School, Roscomare Elementary School, and Woodland Hills Elementary Charter Enriched Studies was \$93M. He reported that each project reflected coordination with internal District groups to account for enrollment trends and program stability. Please refer to Board Report No. 101-24/25 for further detailed information.

There were questions related to the need for a cost analysis comparing asphalt replacement, decomposed granite (DG), mulch, and greening elements to ensure cost-effectiveness. Some concerns were raised about the long-term value of greening as trees and vegetation provide increasing environmental benefits over time, unlike solar reflective coatings, which lose effectiveness as they age. A member requested the status of a study that LAUSD has been conducting to evaluate the effectiveness of solar reflective coatings. Mr. Dahdul stated that projects were reviewed by the Office of Environmental Health and Safety (OEHS) and would follow up on the study inquiry as he was not familiar with it.

Additionally, another member expressed concerns that the policy and plan minimum targets for greening (30%) and shading (20%) were inadequate. The member stated the District should consider raising these standards to 50% for improved comfort and environmental impact. Some participants emphasized the importance of reducing the overall asphalt footprint and using this opportunity to create schoolyards that prioritize greenery and shade in contrast to prior year priorities of maximizing asphalt surface area.

Some BOC members stressed the need for transparency in the design process. Community engagement was identified as critical given that shade and greening rank as top priorities for parents and teachers. It was suggested to present pictures of past projects to stakeholders to provide clearer examples of green project outcomes, and opportunities to incorporate community-friendly features like futsal courts. Including enrollment numbers and projected enrollment data in project documents should be part of the presentation for all projects as this goes to the BOC core question of the prudent use of funds.

Ms. Kaiser made a motion to approve Resolution 2024-39.

Ms. Lewis seconded.

02:23:35 Mr. Hamner asked Mr. Popejoy to conduct a roll call vote.

Ayes: 5 – Ms. Bell, Mr. Hamner, Ms. Kaiser, Mr. MacFarlane, Ms. McDowell.

Nays: 4 - Dr. Ashenmiller, Ms. Betts, Mr. Campbell, Ms. Lewis.

Abstentions: 1 - Dr. Rowles.

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

Resolution 2024-39 did not pass.

[A letter from the BOC Chair was sent to the Superintendent and the Board of Education expressing the BOC's concerns with these projects. See attached to the minutes.]

02:25:34 **Agenda Item 6. 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**
Presenters: Mark Cho, Deputy Director of Facilities Maintenance & Operations, FSD

Mr. Cho presented Two Projects to Provide Critical Replacements and Upgrades of School Building/Site Systems and Components and Amendment to the Facilities Services Division Strategic Execution Plan at Edison Middle School (opened in 1925) and Verdugo Hills High School (opened in 1936) to address critical infrastructure needs for aging campuses to ensure safety and keep them functional. Total combined budget is \$6M. He provided the details about the projects and mentioned that both schools have experienced historic steady enrollment.

Roofing Replacement at Edison Middle School: Replacement of deteriorated roofs in 22 buildings, approximately 440,000 square feet. Mr. Cho reported a budget allocation of 89% for construction, 8% for contingency, 2.6% for management, and 0.4% for planning with an anticipated start in the fourth quarter of 2025 and completion in the third quarter of 2026. Please refer to Board Report No. 149-24/25 for further detailed information.

Critical Upgrades at Verdugo Hills Middle School: There are currently temporary barricades to be replaced with a new stormwater system to prevent further erosion and safety hazards caused by severe rainstorms. Mr. Cho reported a budget allocation of 71% for construction, 5% for contingency, 5% for management, 9% for planning, and 10% for site & environmental costs with an anticipated start in the first quarter of 2026 and completion in the third quarter of 2026. Please refer to Board Report No. 149-24/25 for further detailed information.

A member inquired about the original installation date, lifespan of the original catch basin and acre feet of water that would be absorbed by the proposed project at Verdugo Hills High School. Mr. Cho responded to all questions.

Mr. Campbell made a motion to approve Resolution 2024-40.

Dr. Ashenmiller seconded.

02:33:24 Mr. Hamner asked Mr. Popejoy to conduct a roll call vote.

Ayes: 10 – Dr. Ashenmiller, Ms. Bell, Ms. Betts, Mr. Campbell, Mr. Hamner, Ms. Kaiser, Ms. Lewis, Mr. MacFarlane, Ms. McDowell, Dr. Rowles.

Nays: 0

Abstentions: 0

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

Resolution 2024-40 passed.

02:34:20 Agenda Item 7. 16 Board District Priority and Region Priority Projects and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein
Presenters: Mark Cho, Deputy Director of Facilities Maintenance & Operations, FSD

Mr. Cho began his presentation of 16 Board District Priority and Region Priority Projects and Amendment to the Facilities Services Division Strategic Execution Plan providing a brief description, budget and construction schedule for each proposed project. The total combined budget was \$795,482. The projects included one secure entry project, one technology project, five fencing projects, five furniture projects, one installation of audio equipment and stage lighting system, one wrought iron gate and two free-standing marquee projects. Please refer to Board Report No. 151-24/25 for further detailed information.

There was a question related to allocation for projects in different categories and which category would fund the proposed 15 priority projects.

Mr. Cho answered all questions.

Ms. Bell made a motion to approve Resolution 2024-41.

Mr. Hamner seconded.

02:39:00 Mr. Hamner asked Mr. Popejoy to conduct a roll call vote.

Ayes: 10 – Dr. Ashenmiller, Ms. Bell, Ms. Betts, Mr. Campbell, Mr. Hamner, Ms. Kaiser, Ms. Lewis, Mr. MacFarlane, Ms. McDowell, Dr. Rowles.

Nays: 0

Abstentions: 0

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

Resolution 2024-41 passed.

02:39:43 Agenda Item 8. Chief Facilities Executive's Report (Information Only)
Presenter: Krisztina Tokes, Chief Facilities Executive, FSD

Krisztina Tokes, Chief Facilities Executive, provided the 2024 briefing focuses on an overview of funding categories, particularly for Measure US, and by highlighting key projects. She explained that in August 2024, the Board of Education integrated new priorities and funding targets into the School Upgrade Program (SUP) framework for the \$9B bond measure. Measure US funding would be divided into budget allocations by managing divisions: \$7.8B allocated to the Facilities Services Division, and the remainder divided between ITS campus and technology upgrades, Transportation, and the Office of the Inspector General. Her update also outlined spending targets, available funds, and new allocations following Measure US's passage.

Ms. Tokes reported that a significant portion of the facilities funding, \$4.9B was dedicated to major modernizations. She indicated that these projects include addressing seismic safety vulnerabilities by upgrading or replacing structures, removing, and replacing outdated portable buildings with permanent ones, and right-sizing campuses based on enrollment. She also stated that other priorities included greening initiatives for schools with minimal green space, playground restorations, exterior upgrades, and shade shelters for play areas. She added that funding was also being allocated for Universal Transitional Kindergarten (UTK) upgrades, like restroom expansions and specialized equipment, and campus alterations to support new instructional pathways.

Ms. Tokes emphasized that critical replacements and upgrades continue under Measure US. She said that these projects focused on replacing essential systems like heating, ventilation and air conditioning (HVAC), roofing, plumbing, and paving at

schools with the greatest need. She stated that secure entrance projects, previously implemented at elementary schools, will expand to middle and high schools. She also stated that the Wellness, Health, Athletics, Learning, and Efficiency (WHALE) program supported new priorities, including solar PV installations and library renovations as well as providing updated furniture and improved spaces for learning. She highlighted that additional funding supported athletics upgrades, Sustainable Environment Enhancement Developments (SEEDS) initiatives, and wellness projects.

Ms. Tokes stated that other targeted programs include facility upgrades for food services, adult education, and early education. She explained that these projects include regional kitchen upgrades, replacing deteriorated walk-in freezers, transitioning to electrical ovens, and constructing service kiosks. She said that the District's Americans with Disabilities Act (ADA) Transition Plan, charter school facilities upgrades, and early education center improvements would also continue with funds from the new bond. Early education projects would include outdoor classrooms and building repairs for 80% of early education centers. She also reported that adult education facilities would benefit from critical repairs, technology upgrades, and exterior enhancements.

Ms. Tokes concluded her presentation with highlights of completed projects, such as Adams Middle School's upgraded auditorium and Foshay Learning Center's newly renovated library. These project events also served as celebratory milestones for the end of terms for Board Members George McKenna and Jackie Goldberg.

There was one question related to whether LAUSD or FSD had a policy to decide when it was not advisable to provide improvement projects on a school site. Was there a formula or metric for such a purpose?

Ms. Tokes answered all questions.

01:29:37 Agenda Item 9. Discussion of Non-Agenda Matters

There were no other announcements. Mr. Hamner thanked BOC members, District Staff, and the public for their participation and adjourned the meeting at 1:00 p.m. wishing everyone Happy Holidays.

Minutes of December 12, 2024, approved per School Construction Bond Citizens' Oversight Committee.

/Samantha Rowles/
Dr. Samantha Rowles, Secretary