Simi Valley Schools
SIMI VALLEY UNIFIED SCHOOL DISTRICT

Measure X – CBOC

CITIZENS' BOND OVERSIGHT COMMITTEE

SVUSD District Office – Training Center
101 West Cochran Street
Date: March 1, 2023
Time: 6:00 pm

Please contact lori.rubenstein@simivalleyusd.org if you wish to attend this meeting and have not been invited.

Meeting Minutes - March 1, 2023

I. Call to Order **Time 6:04 pm by Josh Mengers**

II. Roll Call

Present:

Committee Members:
- Josh Mengers, Chair
- Rebecca Hopkins, Secretary/Co-Publicity Chair
- Jay Patel, Co-Publicity Chair
- Josh Platten
- Larry Borovay
- Elisse Sherman
- Jonathan Bonesteel

Other Attendees:
- Martin Hom, Lawyer for Bond – Via phone
- Pedro Avila, Director of Facilities and Planning
- Lori Rubenstein, Bond Program Manager
- Debbie Nelson, Administrative Asst. for Bond

Absent:

- Steven Randall, Vice Chair
- John Strickler
- Omar Noorzai
- Ray Mehta
- Ron Todo, Asst. Superintendent of Business & Facilities
- Jake Finch, Public Information Officer

III. Pledge of Allegiance: **Lead By: Rebecca Hopkins**

IV. Approval of minutes: November 2, 2022

Motion: Larry Borovay Second: Rebecca Hopkins Vote: 5 approved / 2 abstained

V. Public Comments

None

VI. Information Items

a) Welcome new CBOC members:

i) Elisse Sherman
ii) Jonathan Bonesteel

New committee members Elisse Sherman and Jonathan Bonesteel were introduced. All committee members took a turn introducing themselves and gave a brief description of their background.

b) Expenditure Report

There were inquiries as to what is included in the Expenditure Report. Ms. Rubenstein and Mr. Avila explained the report only includes items that have been approved by the Board to date. They clarified that it doesn't show all projects that are encumbered. Mr. Avila further stated that we try to be conservative with our budgeting and Ms. Rubenstein added that we add 10-20% for owner contingency to the contract.

There was discussion about whether there were enough funds to finish all projects that were intended under this bond. It was explained that, due to present day inflation, the Board has had to prioritize such projects as the Classroom Renovations, Security Fencing, Simi Valley HS MPR and Information Technology (IT) upgrades, and postpone others such as the Santa Susana HS Black Box Theater and six of the new classrooms at Royal HS. These projects have drafted plans and DSA approvals that are valid for four years from the approval date.

A question came up about the possibility of a new bond in the future and what that process would entail. Mr. Bonesteel, who helped with the previous bond, shared that the process would include forming a committee and retaining a consultant to help with the language and fundraising. Ms. Sherman noted that while other states use property taxes to help fund schools, California uses bonds which the voters expect to see on the ballot.

Suggestions were made about getting before and after pictures of projects to show to the community. Ms. Rubenstein stated that the District was working on that.

Questions arose about DSA and what it is. Mr. Avila explained it stands for the Division of State Architects. He further explained that they are a government entity that oversees public school construction and that we must follow their rules. Projects that go through DSA have 4 years for completion. DSA is aware of the issues everyone is having with inflation and supply in getting their projects finished.

It was brought up that it would be helpful to see the amount of money spent from the current bond on primary vs secondary schools. Mr. Avila thought that a presentation that Ron Todo showed at the last Bond Workshop would be helpful to the committee. Ms. Rubenstein will send CBOC a copy.

There was talk of touring Royal HS or Simi Valley HS at the next meeting. Mr. Patel suggested Simi Valley HS since they've already toured RHS.

c) Brown Act

Ms. Rubenstein stated that links to the presentation that was attended by some have been added to the SVUSD website. A suggestion was made that the members review them. Mr. Avila commended everyone for their interest in learning about the Brown Act.

Ms. Hopkins requested that a discussion of the Brown Act be tabled until the next meeting, with a brief overview of it tonight.

Motion: Rebecca Hopkins Second: Jonathan Bonesteel Vote: 7/0

d) Ongoing Projects:

Berylwood – Construction
Garden Grove – Inclusive Play Equipment – Design
Knolls - Restroom Upgrade –Construction
Mountain View – Inclusive Play Equipment – Design
Parkview – Classroom Renovation – Schematics
Royal – 2 Pool Portables –Construction
Royal – ~~Band/Choir Rooms – Bidding~~ In Construction
Royal – Classroom Renovation – Design
Royal - Classroom Complex – Plan Check
Royal - MPR – ~~In Construction~~ In Close Out
Royal - MPR Plaza Courtyard – In Construction
Royal – MPR Roofing – ~~Contracts / Construction~~ Complete
Royal – East Quads – In Construction
Royal – West Quads – In Construction
Royal – Snack Bar – ~~Bidding~~ In Construction
Santa Susana HS– Fencing, Single Point of Entry – Design
Simi Valley – Classroom Reno Project Bldgs. 3,4,5,6,7,8,10,11,12 – In Construction
Simi Valley – Boys Locker Room – Plan Check
Simi Valley – Girls Locker Room – Plan Check
Simi Valley – Kitchen - Programming/Contracts
Simi Valley – MPR – Programming/Contracts
Simi Valley – Main Quad Landscape Improvements & Shade Structures – In Construction
Simi Valley – Snack Bar – Construction
Sinaloa – Fencing, Single Point of Entry – Design
Sycamore – Fencing – Construction
Valley View – Fencing, Single Point of Entry – Design

Since this list is approximately a month old, Ms. Rubenstein informed every one of some of the updates (noted above).
New projects include:

Sinaloa MS, Valley View MS, and Santa Susana HS fencing projects - out to bid and should begin construction in June.

Campus-wide PA, Bells, and Clocks project - starting up at all 28 school sites. Mr. Avila stated that the costs were more than expected but funding would come out of IT's Measure X budget, not Bond's.

There were questions about the Royal HS new MPR roof leaking. It was clarified that the leaks were not from the renovations, but from older parts that were not a part of the remodel and all leaks had been fixed.

Ms. Sherman stated that her husband (a Royal HS alum) and son had gone to an activity in the Royal HS MPR and they were impressed with the new seating and how comfortable it was. She asked why some of the seating was missing. Ms. Rubenstein explained that the issues were caused by some of the seat cushions being too thick and getting stuck, and that the manufacturer was working on fixing the issue. Ms. Sherman also asked if there would be new lighting and sound systems, but Ms. Rubenstein stated that was not part of this project and not in the budget.

VII. Discussion Items

a) Annual Report

i) 2020-2021 Annual Report, BOE Approved 6/14/22
ii) 2021 – 2022 Annual Report – Date to be Determined

Ms. Rubenstein noted that last year's annual report was included in the email that went out to everyone and that the CBOC needs to work on writing the new one to present to the June Board meeting. Ms. Sherman asked if the committee could get a list of projects with before and after pictures, as well as amounts spent for primary vs secondary. Chair Mengers mentioned that Mr. Todo's presentation might help with this. Ms. Hopkins suggested reaching out to Ms. Finch. She also said that once they have a draft, they can send it to Ms. Rubenstein to send to everyone.

Ms. Hopkins asked Mr. Hom to clarify if the annual report could state that they were compliant, but acknowledge that not all projects were completed due to inflation and that the need for another bond would be needed. Chair Mengers agreed that the report should include the inflation issues and how we need another bond. It was agreed that the seed could be planted at this time.

To comply with the Brown Act, it was suggested that smaller groups of 2-3 could work together to complete sections and then compile a draft to send out a week before the next meeting.
Chair Mengers said for everyone to send him their ideas and he would be happy to work on the rough draft. Mr. Bonesteel said he'd be willing to help. Ms. Rubenstein stated that the

report only needs to be 2-3 pages. It should continue where the last report left off and can address things that weren't done due to inflationary costs. Ms. Hopkins noted that it should also take into account how the last 3 years were during Covid, which had an impact on the projects.

It was decided that all comments should be submitted to Chair Mengers by 3/24/23, the rough draft should be sent to everyone by 4/19/23, with a hard cut off being 5/3/23.

Chair Mengers requested a copy of Mr. Todo's PowerPoint be sent out to everyone. Ms. Rubenstein asked that everyone email her exactly what they need so she can get it to them in time.

b) Yearly Audit Report

i) 2021 Audit Report – Financial and Performance Audit

Ms. Rubenstein stated that we are waiting on this year's audit to come in. Last year's was included in the email to everyone for reference. When we get the new one, Mr. Todo will present it to the BOE.

VIII. Action Items

None

IX. Next Meeting

Date: May 24, 2023 **Time:** 6:00 pm Tour / 6:30 pm Meeting in Library **Location:** SVHS

X. Other Business

a) Proposed Meeting Dates for next year:

September 20, 2023; November 29, 2023; February 28, 2024; May 22, 2024

There was a question about how the dates are chosen. Ms. Rubenstein stated that dates are chosen based on summer schedules, the start of the school year, and Board meetings.

b) Regular Board of Education meetings:

March 14, 2023; April 18, 2023;
May 16, 2023; June 13, 2023

c) Upcoming CBOC meetings:

May 24, 2023

d) Future Agenda Items

i) CBOC Officers for next year:

Chair
Vice Chair
Secretary
Publicity Chair

Chair Mengers noted that the Vice Chair is terming out on being on the CBOC. He also stated that he would be okay if someone else wanted to be Chair next year.

Chair Mengers asked if we could discuss something not on the agenda. He brought up how they could go about planning for the next bond and presenting the idea to the Board.

Mr. Bonesteel brought up that the District's website is too complicated and not very user friendly. He would like to see the Bond webpage updated and the expenditure report shortened making it easier to see the most recent additions. Ms. Sherman suggested hyperlinks on the website to each school showing the projects that have been done. Mr. Bonesteel also suggested a timeline for projects. Ms. Rubenstein said she would look for a schedule list.

XI. Adjournment **Time** 8:00 pm **by** Josh Mengers

Motion: Rebecca Hopkins Second: Elisse Sherman Vote: 7/0

NOTICE: The School District accommodates individuals with disabilities. Forty-eight hour advance notice is required to meet special needs for public meetings. Upon written request, materials in alternate formats will be provided for individuals with disabilities. Please contact the Bond Program Manager, 306-4500 ext. 4461.