






## Measure X – CBOC

CITIZENS' BOND OVERSIGHT COMMITTEE

 **SVUSD District Office – Training Center**  
**101 West Cochran Street**  
 **Date:** September 21, 2023  
 **Time:** 6:00 pm

Please contact [lori.rubenstein@simivalleyusd.org](mailto:lori.rubenstein@simivalleyusd.org) if you wish to attend this meeting and have not been invited.

## Meeting Minutes - September 21, 2023

### I. Call to Order

Time **6:13 pm** by **Jonathan Bonesteel**

### II. Roll Call

#### Present:

#### Committee Members:

- Jonathan Bonesteel, Vice Chair
- Omar Noorzai, Secretary
- Elisse Sherman, Publicity Chair
- Larry Borovay
- Jay Patel

#### Other Attendees:

- Lori Rubenstein, Bond Program Manager
- Jake Finch, Public Information Officer
- Debbie Nelson, Administrative Asst. for Bond

#### Absent:

- Rebecca Hopkins, Chair
- Ray Mehta
- Josh Mengers
- Josh Platten
- John Strickler
- Martin Hom, Lawyer for Bond
- Ron Todo, Asst. Superintendent of Business & Facilities
- Pedro Avila, Director of Facilities and Planning

### III. Pledge of Allegiance:      Lead By: Elisse Sherman

### IV. Approval of minutes: May 24, 2023

Tabled until November 30, 2023 meeting due to lack of a quorum.

Motion:

Second:

Vote:

### V. Public Comments

None.

## VI. Information Items

### a) Ongoing Projects:

Berylwood – Construction  
 Garden Grove – Inclusive Play Equipment – Construction  
 Knolls - Restroom Upgrade – NOC  
 Parkview – Classroom Renovation – Design  
 Royal – 2 Pool Portables – NOC  
 Royal – Band/Choir Rooms – Close Out  
 Royal – Classroom Renovation – Construction / Design  
 Royal - MPR – Close Out  
 Royal - MPR Plaza Courtyard – In Construction / Close Out  
 Royal – East Quads – Close Out  
 Royal – West Quads – In Construction  
 Royal – Snack Bar – In Construction  
 Santa Susana HS– Fencing, Single Point of Entry – Construction  
 Simi Valley – Classroom Reno Project Bldgs. 3,4,5,6,7,8,10,11,12 – In Construction  
 Simi Valley – Boys Locker Room – Construction  
 Simi Valley – Girls Locker Room – Construction – Start January 2024  
 Simi Valley – Kitchen – DSA / Bid  
 Simi Valley – MPR – Design  
 Simi Valley – Main Quad Landscape Improvements & Shade Structures – Close Out / NOC  
 Simi Valley – Snack Bar – In Construction  
 Sinaloa – Fencing, Single Point of Entry – Rebid  
 Sycamore – Fencing – NOC  
 Sycamore – Inclusive Play Equipment – In Construction  
 Valley View – Fencing, Single Point of Entry – In Construction  
 Campus Wide Notification Project – Phase 1 – Vista ES – Close Out

Mr. Bonesteel inquired regarding the Division of State Architect's (DSA) impact on the SVHS Kitchen and MPR projects. Ms. Rubenstein explained how the DSA oversees certain projects and that we are required to follow their rules and regulations. She further explained the requirements we need to follow for these projects.

Mrs. Sherman shared how she noticed that the security fencing projects at the middle schools (Sinaloa and Valley View) appear to be going up earlier than expected. Ms. Rubenstein informed everyone that both projects had been re-bid and subsequently approved at the September Board Meeting. The pre-construction meetings have already held, the fencing material on order, and the contacts signed. The anticipated date for start of construction is November. Mr. Bonesteel shared how he noticed that there were 3-4 companies that bid the projects. Ms. Rubenstein confirmed this number while adding that there was a big spread in the bid costs between them.

Mr. Patel inquired whether the RHS MPR was open and in use. Ms. Rubenstein confirmed that it was. He further questioned the total cost involved in the construction. Ms. Rubenstein explained that it was approximately 10 million with a 10% contingency, but costs were still being finalized and that there is an audio/video project associated with the MPR just beginning that is not Measure X funded and therefore not included in that cost. She further stated that no project can go over the 10% contingency due to government regulations and the Ventura County Office of Education guidelines.

Mr. Bonesteel asked for further clarification on the contingency. Ms. Rubenstein explained that when we go to bid a project, we add a 10% contingency to the bid price, in addition to the 10% over the bid price, aloud. A project can't exceed this amount without Board approval.

Mr. Bonesteel stated that he noticed there was a past contract where the sub-contractor added 15% and the general contractor 5% due to a change in paver colors and asked if staff were not included in the color decision. Ms. Rubenstein stated that they were, but school staff change from year to year. Ms. Finch added that each school has official colors that they try to maintain. Mr. Bonesteel clarified that his question was meant to ensure that the stakeholders are included in the making of decisions to avoid further change order costs.

Ms. Rubenstein informed everyone that some of the newly finished quads at Royal HS were being redone due to damage caused by skateboarders. It is hopeful that the new additions will discourage any further issues.

Mrs. Sherman asked what "NOC" stood for in the list of projects above. Ms. Rubenstein clarified that it stands for "Notice of Completion" and that a NOC is done after a project is closed-out and prevents stop notices from being served after a certain amount of time. She also shared that the Bond Department is now hand-delivering the NOCs to the County Recorder's Office to expedite the process.

Mrs. Sherman asked for clarification on what the gas issue was that occurred a few months back at one of the school sites. Ms. Rubenstein stated it was in relation to the Tesla Battery Project. Tesla is in the process of installing back up batteries at some of our schools and during the installation, they inadvertently hit a gas line which quickly repaired. Mrs. Sherman was concerned that something like that could happen during the construction of the security fencing projects. Ms. Rubenstein agreed that it was a possibility during any project, as no matter how much you plan, sometimes things don't show on the plans and that there are a lot of utilities under existing concrete work. She further stated that is the reason we are scheduling the demo of the projects to occur during Thanksgiving Break, when no students will be on campus.

Mr. Bonesteel questioned the Shade Structure being part of Measure X as he didn't think there were any involved in the current bond. Ms. Rubenstein stated they are only included in the Simi Valley HS Quad Projects which are almost completed.

b) Upcoming District Ceremonies – Tentative

- i. Thursday, 9/28: Sycamore and Garden Grove Ribbon Cuttings - Sometime in AM
- ii. Monday, October 9 - Royal Quads and MPR - late afternoon/early evening???
- iii. Tuesday, October 10 - SVHS Quad - late afternoon/early evening???

Ms. Rubenstein stated the above Ribbon Cutting Ceremonies dates are tentative and she should have more definite information after a meeting she will be attending on 9/22/23. She will update everyone once she has the finalized dates.

c) Royal High School Visit

Mr. Bonesteel suggested tabling the scheduling of a site visit to Royal HS until the next CBOC Meeting when we'll hopefully have a quorum.

Mrs. Sherman asked if there would be any other sites with completed work by then, to which Ms. Rubenstein stated that Berylwood should be finished by then. She also iterated that members that attend the RHS ribbon cutting would also be able to see their updated classrooms while there.

d) CABOC January 19, 2023 Conference Recording Link: <https://www.bondoversight.org/>

## VII. Discussion Items

a) Annual Report

i) 2021 – 2022 Annual Report – Board Approved 6/13/23

Mr. Bonesteel reminded everyone that Mrs. Sherman presented the Annual Report at the June BOE and asked her to report how that went. Mrs. Sherman shared that it went well and she made sure to credit former chair, Josh Mengers, for the beautiful job he did in creating it.

Mrs. Sherman took this time to report that she reached out to another former chair, Jenniffer Jones, for assistance in obtaining access to the CBOC's Facebook account. Ms. Jones stated that she would have to look for the information and get back to Mrs. Sherman. Mrs. Sherman is hopeful that she will get access soon so she can update the page with more current photos of Measure X projects so the community is aware of the work being done at our schools. She asked Ms. Rubenstein for assistance in obtaining before, during, and after photos of Measure X projects.

## VIII. Action Items

a) Membership Categories



## Citizens Bond Oversight Committee (CBOC)

### Measure X

Members	TERMS					DATE		Position Held	REQUIRED CATEGORIES						
	Term #1		Term #2		Term #3		Local Business Org.		Senior Citizens Org.	Bona-fide Taxpayers Org.	Parent/ Guardian of Child Enrolled in District	Parent/ Guardian of Child Enrolled in District and Active in PTA or School Site Council	At-Large Community Member		
	One (1) Year	Two (2) Year	One (1) Year	Two (2) Year	One (1) Year	Two (2) Year								Date Started	Date Ended
Jonathan Bonesteel		X					11/21/22	11/30/2024	Vice Chair				X	X	
Jayesh Patel		X					08/17/21	9/30/23					X		
John Strickler		X					08/17/21	9/30/23		X					
Josh Mengers		X					08/17/21	9/30/23					X	X	X
Josh Platten	X		X				08/17/21	9/30/23					X		
Larry Borovay							06/14/22	6/24/24		X					
Elisse Sherman		X					11/15/22	11/30/24	Publicity Chair				X	X	X
Omar Noorzai	X		X				08/17/21	9/30/23	Secretary				X	X	X
Rasesh (Ray) Mehta		X					08/17/21	9/30/23					X	X	X
Rebecca Hopkins	X			X			08/17/21	9/30/24	Chair			X	X		
M- Potentially this category															
California Education Code 15282: The Committee shall consist of at least seven (7) members, who shall serve for a minimum term of two years and for no more than three consecutive terms. Committee shall have one member from each of the REQUIRED CATEGORIES															
(1) Parent or Guardian of a Child Enrolled in the District															
(1) Parent or guardian of a child enrolled in the District and active in a parent - teacher organization, such as P.T.A															
(1) Active in a business organization representing the business community located in the District															
(1) active in a senior citizens' organization															
(1) acative in a bona-fide taxpayers association															
(2) members of the community at large															
A majority of the number of Committee members shall constitute a quorum for the transaction of any business															

With the majority of the current members terming out this month, Ms. Rubenstein asked those in attendance if they would like to renew for another term. Mr. Patel agreed to renew for an additional 2-year term and Mr. Noorzai agreed to renew for an additional 1-year term. Ms. Rubenstein shared that Mr. Strickler and Mr. Mengers have both elected not to renew their terms. That means we will need to recruit someone to fill the Senior Citizens Organization requirement of the committee. Ms. Rubenstein will update the chart with the additional terms in preparation of a vote at the next meeting.

Vote tabled until November 30, 2023 due to a lack of a quorum.

Motion:

Second:

Vote:

## IX. Next Meeting

**Date:** November 30, 2023

**Time:** 6:00 PM

**Location:** SVUSD District Office – Training Center

## X. Other Business

### a) Regular Board of Education meetings:

October 17, 2023;	November 14, 2023;
December 12, 2023;	January 16, 2024;
February 20, 2024;	March 12, 2024

## b) Upcoming CBOC meetings:

November 30, 2023;

March 7, 2024;

May 22, 2024

**XI. Adjournment****Time 6:46 pm by Jonathan Bonesteel**

Motion:

Second:

Vote:

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.