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: November 30, 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 - November 30, 2023

I. Call to Order **Time 6:06 pm by Rebecca Hopkins**

II. Roll Call

Present:

Committee Members:
- Rebecca Hopkins, Chair
- Jonathan Bonesteel, Vice Chair
- Larry Borovay (Arrived late)
- Ray Mehta
- Josh Platten

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

Absent:

- Omar Noorzai, Secretary
- Elisse Sherman, Publicity Chair
- Jay Patel
- Martin Hom, Lawyer for Bond
- Ron Todo, Asst. Superintendent of Business & Facilities
- Pedro Avila, Director of Facilities and Planning

Guest:

- Steve Silverman (Public – Possible new CBOC member)

III. Pledge of Allegiance: **Lead By: Josh Platten**

IV. Approval of minutes:

May 24, 2023 Meeting Minutes (Tabled from September 21, 2023 Meeting)

Motion: Ray Mehta Second: Jonathan Bonesteel Vote: 5/0 - Motion Passed

September 21, 2023 Meeting Minutes

Motion: Jonathan Bonesteel Second: Larry Borovay Vote: 2 Approved/ 3 Abstained (Rebecca Hopkins, Josh Platten, Ray Mehta) – Motion Passed

V. Public Comments

None.

VI. Information Items

a) Possible New CBOC Member (Tabled: Called out of order)

Ms. Hopkins introduced Steve Silverman who was attending this meeting as a guest, pending approval of the Board to join the committee.

b) Ongoing Projects:

Berylwood – Construction
Garden Grove – Inclusive Play Equipment – Close Out
Garden Grove – Classroom Renovation (Floor Abatement) - Design
Park View – Classroom Renovation – Bid
Royal – Classroom Renovation – Bid
Royal - MPR – Close Out
Royal - MPR Plaza Courtyard – Close Out
Royal – West Quads – Close Out
Royal – Snack Bar – Close Out
Santa Susana HS– Fencing, Single Point of Entry – Close Out
Simi Valley – Classroom Reno Project Bldgs. 3,4,5,6,7,8,10,11,12 – Close Out
Simi Valley – Boys Locker Room – Construction
Simi Valley – Girls Locker Room – Construction – Start January 2024
Simi Valley – Kitchen – Construction (Phase 1)
Simi Valley – MPR – Design
Simi Valley – Main Quad Landscape Improvements & Shade Structures – Close Out
Simi Valley – Snack Bar – Close Out
Sinaloa – Fencing, Single Point of Entry – ~~Close Out~~ Construction (Phase 2)
Sycamore – Inclusive Play Equipment – Close Out
Sycamore – Classroom Renovation (Floor Abatement) – Design
Valley View – Fencing, Single Point of Entry – In Construction
Campus Wide Notification Project (28 Locations) – Phase 1 – Vista ES – Close Out
Phase 2 – Royal HS – Bid
Phase 3 – Park View ES – Bid

Ms. Rubenstein went over the above list of bond projects and their current phase in the construction timeline. She highlighted that phase 1 of the Simi Valley HS Kitchen began two weeks ago, and that it's considered the first phase of the MPR project. She pointed out all of the projects that are "closed out", and mentioned the ribbon cutting ceremonies that were held

in celebration of completed projects at Royal HS, Simi Valley HS, Garden Grove Elementary, and Sycamore Elementary. She further stated that construction recently began on the fencing projects at Valley View MS and Sinaloa MS. Ms. Hopkins mentioned seeing the work being done at Sinaloa and questioned why it's listed as "close out" when it's still in progress. Ms. Rubenstein apologized for the error, stating that only phase 1 is complete and phase 2 is still in construction.

Mr. Bonesteel mentioned that he read there was a gas leak at one of the sites and that it was repaired with PVC. He inquired if this was usual practice and if all gas pipes were being replaced during construction. Ms. Rubenstein stated that if there is damage to the pipes during construction, they are replaced/repaired, but not with PVC. She further explained that it was not feasible to replace all existing pipes during construction due to cost constraints. However any issues detected during construction are repaired.

Mr. Bonesteel inquired about the Simi Valley HS schedule for the kitchen building, and how rain may affect it during the winter months. Ms. Rubenstein explained that while the roof needs to be removed for seismic bracing, abatement, and demo, the remaining walls (wood stud and CMU) would not be affected if it should rain. The interior work won't begin until after the roof has been replaced. She added that the project began 11/6/23 and is expected to be substantially complete by 7/15/24.

Ms. Finch inquired whether the Campus Wide Notification project was actually a "beautification" project. Ms. Rubenstein explained that the Notification project is an upgrade of speakers, clocks, PA systems, etc. being done at all school sites. Vista Elementary was done first and needs a few speakers installed and the clocks programmed, which is being handled in house by our IT Department. Ms. Hopkins inquired about which budget it was a part of, and if it was a project that was previously approved by the Board in 2021. Ms. Rubenstein confirmed that it had been previously approved by the Board, but was unsure as to when, since it was before she took over the Bond Department. Mr. Bonesteel inquired if the District will be given the programming instructions. Ms. Rubenstein stated that it would, but the IT Department was still working out the logistics.

Mr. Bonesteel inquired if the Simi Valley HS MPR was in the design phase, to which Ms. Rubenstein replied that it is in the development phase. Mr. Bonesteel followed up with an inquiry as to when it will be in DSA. Ms. Rubenstein stated that we hope be out of DSA by September or October 2024. She further explained that the project is 7 million dollars over budget and is being descoped. The District is looking at all projects to see where we can save money; one possibility is reducing the square footage of the Simi Valley MPR. Mr. Bonesteel asked if there were any state matching funds that could be used, to which Ms. Rubenstein shared that the District is looking into that. She further stated that if we qualify and apply now, we may not receive them for 7-8 years, however there may be some funds left over from the C4 Bond that we might be able to use, if permitted by the Board.

Ms. Hopkins inquired whether the District has earthquake insurance. Ms. Finch stated that it does not. Ms. Rubenstein elaborated that repairs were made to the MPR after the 1994 earthquake, but it no longer meets seismic or current codes. She further explained that if repairs exceed one half the value of the building, DSA mandates that it must be torn down and

rebuilt. This affected the Simi Valley HS Kitchen as well, however, the District was able to show the value of the building and DSA allowed the remodel, as opposed to having it rebuilt.

Ms. Hopkins asked if it was possible to create science classrooms outside of the MPR if they needed to be cut to save money. Ms. Finch stated that the science classrooms were of the upmost importance for the programs offered at Simi Valley HS, so they would not be cut. Ms. Rubenstein agreed that the science classrooms would be staying in the MPR. She further explained that the original plan was to have the science classrooms in a separate classroom building, but increased costs made it unfeasible.

Mr. Bonesteel asked how the bids were this year versus last year; if we're seeing a cost increase. Ms. Rubenstein stated that for the Simi Valley HS Kitchen, they were lower than expected with a high contingency and two allowances for electrical work that may not need to be done; we won't know for sure about the electrical work until the project is near its end.

Mr. Bonesteel was curious about the number of DSA numbers being issued. Ms. Rubenstein stated that we will have three DSA numbers: one for the kitchen conversion project, one for the Demo of the MPR and seismic retrofit of the CMU utility building attached to the MPR (this will be in two increments), and one for the construction of the new MPR.

Ms. Hopkins queried whether there were in fact three fencing projects. Ms. Rubenstein affirmed that there were – Santa Susana HS, Sinaloa MS, and Valley View MS. She further explained that the original bids were rejected and re-bid, but the middle school bids were too high, so Santa Susana HS was the only one accepted to begin over the summer of 2023. The middle schools were subsequently re-bid with acceptable pricing, enabling those projects to begin construction this past fall.

Ms. Hopkins was curious as to why the Simi Valley HS boys' locker room project had a lower price than the girls' locker room. Ms. Rubenstein wasn't sure where she was seeing that, so Ms. Hopkins stated she would research her notes and email Ms. Rubenstein at a later date.

c) Royal High School Visit (Tabled from September 21, 2023 Meeting)

There was a discussion to see if the Committee would like to meet at Royal HS to see the finished construction projects, or Simi Valley HS to see the completed projects there, as well as those in progress. Mr. Bonesteel felt that it may be best to wait until spring when there will be more daylight to better see the projects. The committee agreed and decided that they would like to see the Simi Valley HS campus in May and Royal HS in September of 2024.

VII. Discussion Items

a) Communication Committee

Ms. Finch shared that she was able to get Mrs. Sherman access to the CBOC Facebook page and that new photos were in the process of being uploaded.

Additionally, Ms. Finch informed everyone that Dr. Youssef had asked her to send something out to the community thanking them for their support of the Measure X bond, so the committee members may see that in the Acorn in the coming weeks.

Ms. Finch also mentioned that there will be a Bond Workshop next week, 12/7, here at the District Office, during which Mr. Todo will be giving a presentation on the status of the existing bond projects. Ms. Hopkins said that she went to the one last year and it was amazing! Mr. Bonesteel asked if the Simi Valley HS projects would be included at the workshop. Ms. Rubenstein stated that they would, as well as the shortage of funds and other possible funding options. Ms. Finch shared that the PowerPoint presentation from last year is accessible on the District's website if anyone is interested in viewing it.

Ms. Finch shared that there will probably be attendees who are in opposition to another bond, so she encouraged the CBOC members to attend.

VIII. Action Items

a) Membership Categories (Tabled from September 21, 2023 Meeting)

Simi Valley Schools
SIMI VALLEY UNIFIED SCHOOL DISTRICT

Citizens Bond Oversight Committee (CBOC)
Measure X

Members	TERMS						DATE		Position Held	REQUIRED CATEGORIES					
	Term #1		Term #2		Term #3										
	One (1) Year	Two (2) Year	One (1) Year	Two (2) Year	One (1) Year	Two (2) Year	Date Started	Date Ended		Local Business Org.	Senior Citizens Org.	Bona-fied 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
Vacant (John Stricker: Termed Out)											X				
Jonathan Bonesteel		X					11/21/22	11/30/2024	Vice Chair				X	X	
Jayesh Patel		X		X			08/17/21	9/30/25					X		
Josh Platten	X		X		X		08/17/21	9/30/24					X		
Larry Borovay		X					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		X		08/17/21	9/30/24	Secretary				X	X	X
Rasesh (Ray) Mehta (Withdrawn)		X	X				08/17/21	9/30/24					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 buisness organization representing the buiness 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

Ms. Rubenstein stated that Mr. Silverman has applied to join the CBOC to fill the vacancy left by Mr. Strickler as a member of a Senior Citizen Organization. It will go before the Board at the December 12, 2023 meeting for approval.

Mr. Borovay clarified that he would like his term to be for two years.

Mr. Mehta stated that he has decided to step down from the committee, making tonight's meeting his last.

Ms. Hopkins shared her appreciation of everyone's time in attending the CBOC meetings.

A motion was made by Mr. Borovay to accept the membership categories as amended with his term being a two-year term and Mr. Mehta electing to discontinue his membership after tonight's meeting.

Motion: Larry Borovay Second: Jonathan Bonesteel Vote: 5/0 – Motion Passed

IX. Next Meeting

Date: March 7, 2024 **Time:** 6:00 PM **Location:** District Office Training Room

Mr. Platten informed everyone that he won't be able to attend the March 2024 meeting due to his being out of town that day.

X. Other Business

a) Regular Board of Education meetings:

December 12, 2023; January 16, 2024;
February 20, 2024; March 12, 2024;
April 16, 2024; May 21, 2024

b) Upcoming CBOC meetings:

March 7, 2024; May 22, 2024

Ms. Rubenstein reiterated that there will be a Bond Workshop on December 7, 2023 at 5:00 pm in the District Office Board Room for anyone interested in attending. She, however, will not be in attendance due to her being out of town that day.

Ms. Rubenstein also informed everyone that since the May CBOC meeting will be the day after the May Board meeting, the approved items will not be ready for distribution in time for the CBOC meeting.

XI. Adjournment

Time 7:20 pm by Rebecca Hopkins

Motion: Jonathan Bonesteel Second: Josh Platten Vote: 5/0 – Motion Passed

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.