Simi Valley Schools
SIMI VALLEY UNIFIED SCHOOL DISTRICT

Measure X – CBOC

CITIZENS' BOND OVERSIGHT COMMITTEE

Simi Valley HS – Campus Tour (meet at Main Office) followed by Meeting in Library
5400 Cochran Street
Date: May 15, 2024
Time: Tour begins at 5:30 pm; Meeting to follow at 6:00 pm
Please contact lori.rubenstein@simivalleyusd.org if you wish to attend this meeting and have not been invited.

Meeting Minutes – May 15, 2024

I. Call to Order **Time: 6:01 pm by Rebecca Hopkins**

II. Roll Call

Present:

Committee Members:
- Rebecca Hopkins, Chair
- Jonathan Bonesteel, Vice Chair
- Omar Noorzai, Secretary (Arrived at 6:58 pm)
- Jay Patel
- Josh Platten (Arrived at 6:21 pm)
- Steve Silverman

Other Attendees:
- Lori Rubenstein, Bond Program Manager
- Marc Cunningham, Bond Construction Project Manager (Left at 7:34 pm)
- Debbie Nelson, Administrative Asst. for Bond

Absent:
- Elisse Sherman, Publicity Chair
- Larry Borovay
- Martin Hom, Lawyer for Bond
- Ron Todo, Asst. Superintendent of Business & Facilities
- Pedro Avila, Director of Facilities and Planning
- Jake Finch, Public Information Officer

III. Pledge of Allegiance: **Lead By: Jonathan Bonesteel**

IV. Approval of minutes: March 7, 2024

Ms. Hopkins requested that the March Meeting Minutes be amended as follows:

Royal – Classroom Renovation – ~~Construction~~ Bid
Simi Valley – Boys Locker Room – ~~Construction~~ Close Out
Campus Wide Notification Project – Phase 2 – Royal HS – ~~Construction~~ Bid

Motion to approve the March 7, 2024 meeting minutes as amended.

Motion: Jonathan Bonesteel **Second: Jay Patel** **Vote: 6/0 – Motion Passed**

V. Public Comments

None

VI. Information Items

a) Ongoing Projects:

Garden Grove – Floor Abatement – Construction
Garden Grove – Classroom Renovation - Design
Park View – Classroom Renovation – Construction
Royal – Classroom Renovation – Construction
Royal - MPR – Close Out
Simi Valley – Boys' Locker Room – Close Out
Simi Valley – Girls' Locker Room – Construction
Simi Valley – Boys' and Girls' Locker Room Project - Construction
Simi Valley – Kitchen – Construction
Simi Valley – MPR – Design
Simi Valley – Main Quad Landscape Improvements & Shade Structures – Close Out
Simi Valley – Snack Bar – Construction / Close Out
Sinaloa – Fencing, Single Point of Entry – Close Out
Sycamore – Floor Abatement – Construction
Sycamore – Classroom Renovation – Design
Valley View – Fencing, Single Point of Entry – Close Out
Campus Wide Notification Project – Phase 1 – Vista ES – Close Out
Phase 2 – Royal HS – Construction
Phase 3 – Park View ES – Construction
Phase 4 – 3 Sites – Sinaloa, Valley View, Hillside -Bid
Phase 5 – Remaining Sites

After reviewing the above list of current projects, Ms. Hopkins wondered how the Simi Valley HS (SVHS) Boys' Locker Room could still be in Close Out. Ms. Rubenstein explained that the closing out of a project takes months to complete.

Mr. Bonesteel mentioned the SVHS MPR project and inquired where the District was in regards to design. Ms. Rubenstein stated that construction documents were at 50%, with DSA submittal scheduled for August 2024. The hope was that it would be out of DSA by January 2025, with bidding occurring in January or February 2025 and going to the Board for approval March 2025.

Mr. Bonesteel followed up with whether there had been progress made in the solution to the shortfall of funds for the MPR, and whether there had been any descoping of the project. Ms. Rubenstein explained that yes, some of the shortfall had been lessened through descoping. The square footage was cut, and the building pushed back and scaled down resulting in a reduction of the size of the dance and band classrooms, as well as the lobby and deck.

Additionally, there was a change in the materials - more expensive, decorative materials were changed to less expensive materials. There are also funds beyond those of the Measure X Bond funds, such as OPSC (Office of Public School Construction) matching funds, which are designated for modernization projects that could possibly be used to help make up the difference, if approved by the District and the Board. The District should be receiving approximately $6 million in OPSC funds in September 2024. By descoping, the District was able to save approximately $2 million.

Mr. Patel inquired as to how there could be a shortfall of funds when there is money still showing in the Bond account. Ms. Rubenstein explained that all of the funds have already been encumbered by other projects and therefore could not be used for the MPR. Mr. Patel followed up with an inquiry as to how shortages are covered. Ms. Rubenstein reiterated that there are additional OPSC funds that may be used, as well as developer fees, etc.

Ms. Hopkins queried whether the $6 million would enable the construction of the Santa Susana HS (SSHS) Black Box Theater that had previously been placed on hold. Ms. Rubenstein answered that it would not, as it was needed for the construction of the SVHS MPR. Ms. Rubenstein further added that there are numerous other projects that still need funding, such as Sinaloa and Valley View's single point of entry. Ms. Hopkins voiced that she thought the security fencing projects took care of that, to which Mr. Cunningham explained that the administration office buildings still need to be relocated to the front of the schools.

Mr. Patel requested an explanation of how costs are determined. Ms. Rubenstein explained that projects are bid on and then the best option is selected. She further explained how the Guaranteed Maximum Price (GMP) in Lease Lease-Back projects (LLB) and contingencies are used to determine the price.

Mr. Bonesteel inquired whether soils testing had been done on the MPR. Ms. Rubenstein confirmed that it had, but that the slab was not being taken out at this time. She explained that the project has been broken down into three phases: 1.) the demo of existing concrete, 2.) the bringing of the utility building up to earthquake code, and 3.) the construction of the MPR and the removal and replacement of the existing slab. At that point, everything will need additional testing. Anything with asbestos will be removed during the summer months. Mr. Cunningham shared that a full study has already been conducted with the proper equipment so everyone is aware of what is underground. He further explained that there is a new fire line that will be installed, along with a new hydrant during the summer, so as to minimize the impact on the school. Ms. Rubenstein added that a new fire lane had already been done with the quad project.

A question arose regarding the general costs and who is responsible. Ms. Rubenstein explained that there are hard costs, such as the materials and labor which are part of the bid, and soft costs, such as the architecture plans, permits, furniture, etc. that are the responsibility of the District. On Measure X projects, both hard and soft costs are paid by Measure X.

Mr. Patel was curious about the cost of the RHS MPR versus the SVHS MPR, and why there was such a difference. Ms. Rubenstein and Mr. Cunningham explained that the RHS MPR was a

remodel project that was approximately $12 million - $11 million contract with $2 million in soft costs. It was also started in 2019, so the costs were locked in when Covid hit. SVHS was started, like RHS, as a remodel for $7.7 million, but then issues arose resulting in the DSA requiring that the building be torn down. The building will include 4 science classes and 1 lab, modeled after Moorpark College's biology science classes, so the students can get college credit. The MPR is scheduled to be completed January 2027.

Mr. Patel further inquired about the bonds and their interest rates – whether they were fixed or variable. Ms. Rubenstein explained that the rates were fixed and that draws 2 and 3 were done close together due to the favorable interest rates at the time. The funds earn interest while waiting to be expended.

b) Royal High School Visit

Tentatively scheduled for September 2024 Meeting

Ms. Hopkins wondered what projects the committee would be able to see at the Royal HS visit. Ms. Rubenstein replied that they would be able to see the classroom renovations, the completed MPR, and the completed quads.

It was confirmed that the September meeting will include a tour of RHS.

VII. Discussion Items

a) Annual Report

i) 2021 - 2022 Annual Report, BOE 6/13/23
ii) 2022 - 2023 Annual Report – Board Meeting, June 11, 2024
iii) Annual Report Committee

Each committee member was provided a draft of the 2022-2023 Annual Report for review and comment.

After some discussion, the committee agreed to revise some of the wording in a couple of paragraphs, delete a few of the photos, and insert new ones that showcase the new multilevel furniture being used in the school renovation projects. Some of the revisions included removing mention of the D series bonds, as they had not been released during the time frame of the report. Additionally, Mr. Noorzai felt it needed to be made clear to the Board that additional funds are needed for projects that were not completed during the Measure X Bond.

VIII. Action Items

a) Membership Categories

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
Jonathan Bonesteel		x					11/21/22	11/30/2024	Vice Chair				x	x	
Larry Borovay		x					06/14/22	6/24/24		x					
Rebecca Hopkins	x			x			08/17/21	9/30/24	Chair			x	x		
Omar Noorzai	x		x		x		08/17/21	9/30/24	Secretary				x	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		
Elisse Sherman		x					11/15/22	11/30/24	Publicity Chair				x	x	x
Steve Silverman		x					12/12/23	12/12/2025			x				

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

Review of the above chart shows that Mr. Noorzai and Mr. Platten will term out September of this year, necessitating the need for additional members.

Ms. Hopkins stated that she would like to extend her term for another 2 years. Mr. Patel stated that his son will be graduating this year, so the category he is listed under would need to be changed to At-large.

Ms. Rubenstein pointed out that Mr. Borovay's term ends in June of this year, so he would need to be contacted to see if he wishes to extend his membership.

Mr. Bonesteel voiced that he would like to extend for another 2-year term.

Motion to approve the membership categories with above term revisions.

Motion: Omar Noorzai Second: Josh Platten Vote: 6/0 – Motion Passed

b) CBOC Officers for next year:

Chair – Rebecca Hopkins
Vice Chair – Jonathan Bonesteel
Secretary – tabled until September 2024 meeting
Publicity Chair - tabled until September 2024 meeting

Ms. Hopkins and Mr. Bonesteel agreed to another year in their respective positions. With a couple of members absent from tonight's meeting, and a couple of members terming out, it was decided to postpone the filling of the Secretary and Publicity Chair positions until the September meeting.

Motion to approve the above officer positions, with the Secretary and Publicity Chair positions tabled until the September meeting.

Motion: Jay Patel Second: Omar Noorzai Vote: 6/0 – Motion Passed

c) Annual Report

i) 2022 – 2023 Annual Report

(1) Present to BOE 6/11/24

Motion to approve the annual report as amended (see Discussion Item above).

Motion: Jonathan Bonesteel Second: Josh Platten Vote: 6/0 – Motion Passed

d) Meeting Dates for Next Year:

September 4, 2024, November 13, 2024, March 19, 2025, May 28, 2025

Motion: Jay Patel Second: Jonathan Bonesteel Vote: 6/0 – Motion Passed

IX. New Business

a) Communication **(Tabled until the September 2024 meeting)**

X. Next Meeting

Date: September 4, 2024 **Time:** 5:30 pm Tour followed by 6:00 pm Meeting **Location:** Royal HS

XI. Other Business

a) Regular Board of Education meetings:

May 21, 2024; June 11, 2024;
August 20, 2024; September 10, 2024

b) Upcoming CBOC meetings:

September 4, 2024; November 13, 2024;
March 19, 2025; May 28, 2025

XII. Adjournment

Time: 7:41 pm by Rebecca Hopkins

Motion: Jay Patel Second: Jonathan Bonesteel Vote: 6/0 – 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.