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 19, 2025
Time: 6:00 pm

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

Amended Meeting Minutes – March 19, 2025

I. Call to Order **Time 6:03 p.m. by Rebecca Hopkins**

II. Roll Call

Present:

Committee Members:
- Rebecca Hopkins, Chair
- Jonathan Bonesteel, Vice Chair
- Elisse Sherman, Publicity Chair
- Larry Borovay
- Jay Patel
- Steve Silverman

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

Absent:

- Ron Todo, Asst. Superintendent of Business & Facilities
- Pedro Avila, Director of Facilities and Planning
- David Pegg, Construction Project Manager

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

Ms. Rubenstein took a few minutes to go over the Ed Code and share that, per Mr. Hom, Bond's attorney, while the District has thus far been unsuccessful in recruiting additional members to meet the minimum requirement of 7 members, while it continues to try, the quorum (the number of members required to vote on items) for a 6 member committee would be 4, just as it would be for 7.

IV. Approval of Minutes: September 4, 2024

Motion: Jonathan Bonesteel Second: Elisse Sherman Vote: 6/0 – Motion Passed

Approval of Minutes: November 13, 2024

Motion: Elisse Sherman Second: Jonathan Bonesteel Vote: 3 Approved/3 Abstained (Larry Borovay, Jay Patel, Steve Silverman) - Motion Passed

V. Public Comments

None

VI. Information Items

a) Ongoing Projects:

Big Springs – Classroom Renovation – Design
Garden Grove – Classroom Renovation – Construction
Hollow Hills – Classroom Renovation – Design
Hollow Hills - Floor Abatement – Construction
Royal – Classroom Renovation – Close Out
Simi Valley – Kitchen – Close Out
Simi Valley -MPR Demo Phase II and Utility Bldg. - Construction
Simi Valley – MPR - DSA
Sycamore – Classroom Renovation – Construction
Township – Classroom Renovation - Design
Campus Wide Notification Project
- Phase 4 – 3 Sites – Sinaloa, Valley View, Hillside - Close Out
- Phase 5 – Simi Valley HS, Santa Susana HS, Township ES, Hollow Hills ES – Close Out
- Phase 6 – Atherwood, Katherine, Knolls, Santa Susana ES, Big Springs, White Oak – Construction
- Phase 7 – Berylwood, Crestview, Garden Grove, Justin, Mountain View, Sycamore – Construction
- Phase 8 – Apollo, Arroyo, Madera, Monte Vista, Simi Institute (SICE), Wood Ranch – Construction

Mr. Bonesteel asked what the Simi Valley High School (SVHS) MPR Demo Phase II and Utility Building project entailed. Ms. Rubenstein explained that the project consists of the demo of the old concrete slab, as well as pylons from the former MPR building. The utility building is a small building that was tied to the MPR via the roof structure necessitating the need to ensure that it is brought up to code per the Division of the State Architect (DSA). The project is a Lease Lease-back (LLB) project which construction is due to start over summer 2025 with Balfour Beatty Construction. She further stated that it was expected to be in construction by now, however there have been some delays due to numbers of issues that are being worked out in the contract. The contract is expected to be signed next week. Mr. Bonesteel further questioned the cost, which Ms. Rubenstein stated is projected to be approximately 3.8 million.

Mrs. Sherman inquired when the work at Hollow Hills Elementary School was scheduled to be done, to which Ms. Rubenstein stated the flooring abatement is scheduled to begin this summer with the classroom renovations being done the following summer in 2026. She further added that they would be getting new furniture this summer, along with the four remaining elementary schools (Big Springs, Garden Grove Elementary, Sycamore Elementary, and Township Elementary) that are slated for renovation. Additionally, she stated that of the schools scheduled for renovations, Big Springs and Township would not be receiving new flooring, as their current floors are in good condition. Mrs.

Finch added that Hollow Hills had previously received numerous improvements under the prior C4 bond.

Moving on, Mrs. Sherman wondered if we were aware that Sinaloa Middle School still had outstanding projects. Ms. Rubenstein stated that she is only aware of one classroom in front of the school that was not renovated, due to the intention to move the administration to the front of the school to enable a single point of entry. This project has yet to be completed due to lack of funds. The same is true of Valley View Middle School. She added that if there are any funds left over after the above projects are completed, they would be used for these projects.

Mr. Bonesteel inquired as to whether DSA had signed off yet on the SVHS MPR. Ms. Rubenstein stated that notice was received that Structural will begin looking at it in April, but not sure yet about Fire and Access. Mr. Bonesteel asked if we knew when it would be out of DSA, to which Ms. Rubenstein said, hopefully by September 2025. She added that if comments come back by June, we can go out to bid in July, and have a contract by September. Mr. Bonesteel further shared his concerns regarding the time to obtain the steel for the project, as well as the costs due to possible tariffs. Ms. Rubenstein stated the projection is approximately 4 months out. If we have the contract in September, the general contractor will need 1 month to get contracts to their subcontractors and 1 month to get mobilized, so work would most likely start in November. Structural steel won't be needed until April, May, or June. Mr. Bonesteel followed up with an inquiry as to the projected completion date, to which Ms. Rubenstein replied, substantial completion would be August 2027, or more realistically January or February 2028, with a 6 month to 1 year lead time on some of the materials and equipment for the project. Mr. Bonesteel questioned whether we would be required to use American steel due to the tariffs and increased costs, to which Ms. Rubenstein replied no. She further stated that some countries won't even sell to America, and that there could be additional costs and delays to the project.

Mrs. Sherman began a discussion regarding the costs and scope of the SVHS MPR project. Mr. Bonesteel pointed out that the project has already been descoped in order to reduce costs. Ms. Rubenstein stated that the original cost was estimated at 35 million including the kitchen remodel, however the kitchen ended up being 6 million, the demo is estimated at 3.8 million, and the MPR is now projected to be 37 million. Additional funds have been freed up to help cover the costs. Mrs. Sherman questioned if the bidding would occur in September, to which Ms. Rubenstein stated that before beginning the bidding process, we would need DSA comments. She further added that the Bond Department was recently downsized and that an additional 2 million is now available to use towards projects. Mr. Bonesteel inquired as to why DSA was taking so long. Ms. Rubenstein explained that they've been very busy, plus there were some issues in submitting the project. Mr. Bonesteel inquired what type of issues. Ms. Rubenstein explained that there were technical issues, such as the requirement to have solar, however, since there was already solar on site, DSA was willing to waive the requirement so long as the architect submitted the proper paperwork. The architect submitted the required forms, however, missed the paperwork submission deadline resulting in its rejection and a delay in the project. Mr. Bonesteel questioned if the architect will be issuing a refund, to which Ms. Rubenstein explained that they haven't as of yet, nor have they charged us for the additional 3 months of work needed to change the drawings when it was discovered that we would need to move the building 10 feet. If we are invoiced, we will negotiate the charges. This led to Mr. Bonesteel voicing that 3 months to redraw the plans seemed a bit

excessive and the delays could result in cost increases. He further stressed that the contractor and architect need to be pushed to stay on schedule. Ms. Rubenstein explained that this is a complicated building and that there are mechanical and structural issues that could be an issue if not allotted the extra time to figure out. Mrs. Sherman stated that we can all agree that the situation is frustrating, to which Mr. Bonesteel stressed that the architect is not new to working with schools and should be held accountable.

VII. Discussion Items – Tabled until after membership was voted on

a) Communication

Mrs. Sherman stated she would spend some time updating the CBOC Facebook page.

b) Annual Report

i) 2022 - 2023 Annual Report, BOE Approved 6/11/24
ii) 2023 - 2024 Annual Report – For the 6/10/25 BOE

Ms. Hopkins asked everyone to look over the annual report and to send comments or change suggestions to Mr. Bonesteel or herself by May 1st. She reiterated that the report is only for projects done from July 1, 2023 to June 30, 2024. Mrs. Sherman commended Mr. Bonesteel's work on the report and stated that she felt it was nicely done. Ms. Rubenstein pointed out that everyone would need to vote at the May meeting to approve the final report that will be presented at the June Board meeting.

c) Yearly Audit Report

i) 2023- 2024 Financial and Performance Audit Report – BOE Approved 1/21/25

VIII. Action Items – Called out of order

a) Membership Categories:

SimiValleySchools
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		X			11/21/22	11/30/2026	Vice Chair				X	X	
Larry Borovay		X		X			06/14/22	6/24/26		X					
Rebecca Hopkins	X			X		X	08/17/21	9/30/26	Chair			X	X		
Jayesh Patel		X		X			08/17/21	9/30/25							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

b) Review members who are terming out and inquire as to whether they wish to extend their term. At the November meeting, Mrs. Sherman accepted a new 2-year term, however there was no quorum.

Mrs. Sherman again reiterated that she would like to commit to an additional 2-year term.

c) CBOC Officers for next year:

Chair – Rebecca Hopkins
Vice Chair – Jonathan Bonesteel
Secretary – **Tabled until the May 2025 meeting.**
Publicity Chair – Elisse Sherman – Nominated at November meeting

Ms. Hopkins, Mr. Bonesteel, and Mrs. Sherman agreed to another 2-year in their respective positions. With the hope of adding addition members to the committee, it was decided to postpone the filling of the Secretary position until the May 2025 meeting.

Motion to approve the above office positions with the Secretary position tabled until the May 2025 meeting.

Motion: Jonathan Bonesteel Second: Larry Borovay Vote: 6/0 – Motion Passed

IX. New Business

a) Recruitment of new members.

Mrs. Finch posted in numerous Facebook pages letting the community know we are looking for new members, with instructions on how to apply.

X. Next Meeting

Date: May 28, 2025 **Time:** 6:00 pm **Location:** District Office – Training Room

XI. Other Business

a) Regular Board of Education meetings:
April 15, 2025; May 20, 2025;
June 10, 2025 (CBOC to Present the Annual Report)

b) Upcoming CBOC meetings:
May 28, 2025

c) Presentation of the Annual Report at the June 10, 2025 BOE Meeting.

XII. Adjournment

Time 6:59 p.m. by Rebecca Hopkins

Motion: Jonathan Bonesteel Second: Elisse Sherman 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.