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: October 8, 2025
Time: 6:00 pm

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

Meeting Minutes – October 8, 2025

I. Call to Order **Time 6:07 pm by Rebecca Hopkins**

II. Roll Call

Present:

Committee Members:
- Rebecca Hopkins, Chair
- Jonathan Bonesteel, Vice Chair
- Elisse Sherman, Publicity Chair
- Bethany Lowry (arrived at 6:17 pm)
- Jay Patel (arrived at 6:10 pm)
- Shannon Nash

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

Absent:
- Anthony Angelini
- Larry Borovay
- Ellen Plummer
- Steve Silverman – RESIGNED 8/6/25
- Ron Todo, Asst. Superintendent of Business & Facilities
- Pedro Avila, Director of Facilities and Planning
- David Pegg, Construction Project Manager

Guests:
- John Q. Public

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

IV. Approval of Minutes: May 28, 2025 – as amended

Under Discussion Items b) i) the last sentence in the first paragraph was amended to, "Ms. Hopkins stated that she would ***not*** be attending the meeting."

A motion was made to approve the minutes of May 28, 2025, as amended.

Motion: Elisse Sherman | Second: Jonathan Bonesteel | Vote: 4 – Approved/1 Abstained (Shannon Nash)/1 Absent (Bethany Lowry) – Motion Passed

V. Public Comments

None.

VI. Information Items:

a) Welcome new CBOC members

Anthony Angelini (Absent)
Shannon Nash

Anthony Angelini was absent, however, new committee member Shannon Nash was introduced and welcomed to the committee by Ms. Hopkins. All committee members took turns introducing themselves and giving a brief description of their background. Both Mrs. Sherman and Ms. Hopkins spoke about the benefits of being members of the committee and the ability to ask questions and learn about the ongoing construction projects throughout the district.

b) Ongoing Projects:

Big Springs – Classroom Renovation – Design; **going to DSA next week**.
Garden Grove – Classroom Renovation – Close Out
Hollow Hills – Classroom Renovation – Design; **going to DSA next week**.
Hollow Hills - Floor Abatement – Close Out; **working on completing the NOC (Notice of Completion)**.
Simi Valley - MPR Demo Phase II and Utility Bldg. – Construction; **should be completed by end of October.**
Simi Valley – MPR – in DSA
Sycamore – Classroom Renovation – Close Out
Township – Classroom Renovation – Design; **going to DSA next week.**
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 – Close Out
- Phase 7 – Berylwood, Crestview, Garden Grove, Justin, Mountain View, Sycamore – Close Out
- Phase 8 – Apollo, Arroyo, Madera, Monte Vista, Simi Institute (SICE), Wood Ranch – ~~Construction~~ **Close Out**

Ms. Rubenstein reviewed the above list of projects, noting a few updates as indicated in bold above.

Mrs. Sherman inquired whether all schools had now received new furniture. Ms. Rubenstein responded that all schools have, with the exception of Simi Institute for Careers & Education (SICE), Monte Vista, and Justin Early Learners Academy (JELA). She also noted that the final elementary schools scheduled for renovation—Big Springs, Hollow Hills, and Township—are planned for construction over the upcoming summer.

Ms. Rubenstein shared that the Simi Valley High School (SVHS) MPR, phase 2, project will be presented to the Board once we have DSA approval. Mrs. Sherman questioned whether we were still on schedule, to which Ms. Rubenstein replied that there is a new schedule that has been implemented due to DSA-related delays. The schedule now shows construction is set to begin January 2026, if we are able to get the project on the November Board agenda for approval. Once approved, the contractor will need two months to finalize contracts and line up subcontractors.

Ms. Nash inquired about the DSA – what it stands for and its role. Ms. Rubenstein explained that DSA stands for Division of the State Architect, a government agency responsible for overseeing construction at K–12 school sites.

Questions were raised regarding the Guaranteed Maximum Price (GMP) for the SVHS MPR project. Ms. Rubenstein explained that there is an unofficial GMP of approximately $45 million, with an alternate option that includes $2 million in repairs to the Stow Street parking lot.

Mrs. Sherman asked if there was still a shortage of funds, to which Ms. Rubenstein responded that there is not, thanks to Lease Lease-Back (LLB) funds and other available resources.

Mr. Bonesteel inquired whether change orders could occur under a GMP. Ms. Rubenstein clarified if it is required, change orders are allowed to be added to the GMP. However, this project has allowances built into the GMP. He also asked whether contractors would be liable for the cost of repairing the parking lot where the construction trailers had been stationed. Ms. Rubenstein explained that the lot was already in poor condition before the trailers were placed, so the contractors are not being held responsible for the repairs. She added that the repairs are expected to be completed by end of summer 2028. The decision was made to repair rather than replace the lot, as repairs are less costly and do not require the installation of EV chargers, which would be mandatory with a full replacement. Mrs. Sherman asked why EV chargers would be required with a new parking lot. Ms. Nash, Mr. Bonesteel, and Ms. Rubenstein explained that new laws mandate EV chargers to be included in new parking lots, but not for repairs to existing ones.

Mr. Bonesteel asked whether trenching would be required for the SVHS MPR project. Ms. Rubenstein responded that trenching was already completed during the kitchen construction. The only remaining concern for the MPR construction is the Tesla cables.

He then asked when the order for iron and steel would be placed. Ms. Rubenstein stated that the order is expected to occur in 2026.

She also noted that electrical panels and HVAC systems, once approved by the Board, will take approximately 48 to 50 weeks to procure.

Mrs. Sherman asked whether construction would begin in January 2026, and Ms. Rubenstein confirmed that it is scheduled for January 2026. Mrs. Sherman then asked if the project would be completed by the time her middle schooler graduates from high school. Ms. Rubenstein stated that the expected completion date is January or February 2028.

Mrs. Sherman expressed frustration over the delays, citing the many regulatory requirements the district must follow. Ms. Finch explained that, based on her conversations with Mr. Avila, Director of Facilities & Planning, the project is more complex than constructing a new building from scratch. Ms. Hopkins added that damage from the 1994 earthquake also contributed to the complexity. Ms. Rubenstein noted that the MPR building will include multiple specialized spaces, such as science classrooms, a dance studio, and offices, which adds to the challenge.

Mrs. Sherman asked whether any part of the building would be usable before full completion. Ms. Rubenstein responded that no portion would be usable until the entire building is finished, due to its multi-level design.

Ms. Finch added that one of the reasons for the delay was the need to complete the kitchen first, which was a prerequisite for moving forward with the MPR construction.

Mr. Bonesteel asked whether the contractor could submit submittals before the contract was in force. Ms. Rubenstein clarified that this would not be possible. She added that the proposal to purchase the HVAC system is scheduled to appear on the next Board agenda, and once approved, the submittal process can begin.

Mr. Bonesteel then asked when warranties would go into effect. Ms. Rubenstein explained that warranties begin at the end of the project once construction is completed.

Ms. Hopkins asked whether all schools now have the new clocks, given that the Campus Notification Projects are in close out. Ms. Rubenstein confirmed that they did.

VII. Discussion Items

a) Communication

Mrs. Sherman expressed that she believes social media is currently the primary method of communication. She further shared that she would like to see the projects listed by site so the community can click on each site and see what has transpired at that particular location, instead of listing all projects in a timeline fashion. However, she does not want to recreate a website when the district already has one.

Ms. Hopkins agreed with the idea of organizing project information by site. Ms. Finch shared that she had begun working on a site-based version of the project listings on the district's website about a year ago but had not yet completed it. Mrs. Sherman asked Ms. Finch to share

the link, and Ms. Finch agreed. Ms. Finch also proposed that she and Mrs. Sherman schedule time to collaborate on the implementation of the site, which could include before and after photos to help the community see the improvements.

Ms. Finch noted that they would need to be careful, as some projects overlapped with the prior C4 bond, and they can only focus on the Measure X projects. Ms. Rubenstein added that some projects, such as technology, would not have photos.

b) 2023-24 Annual Report presented at the June 2025 Board Meeting

Mr. Bonesteel reported that the annual report presented at the June 2025 Board Meeting was well received. He felt attendees gained a better understanding of how the DSA adds to cost increases in school construction projects. He also suggested that Mrs. Sherman consider using parts of the annual report in her community outreach efforts.

Further discussion led to questions about projects that were not completed due to lack of funds, and the suggestion that another bond measure may be beneficial.

Ms. Hopkins referenced the last Bond Workshop led by Mr. Todo, noting that it provided detailed information. Mr. Bonesteel added that the workshop explained the need for additional funding and how existing funds have been used to repair existing school facilities.

Mrs. Sherman asked for clarification regarding the ten-classroom and restroom building at Royal High School, which had been put on hold. Ms. Rubenstein confirmed that the delay was due to insufficient funding.

Mrs. Sherman then requested a list of projects defunded due to the current bond's limitations, to help illustrate which projects—besides the Royal HS classrooms—were not completed. Ms. Hopkins added that the Black Box Theatre at Santa Susana High School was also not complete, and Ms. Finch mentioned SICE, Monte Vista, and Justin Elementary School as additional examples.

Ms. Rubenstein stated that Mr. Todo had previously published a list of such projects during the last bond workshop and that he would be holding another Bond Workshop on October 29, 2025, at 4:00 pm. She stated she would provide that list to Mrs. Sherman, which includes the previously mentioned projects that were put on hold, the removal of portables, reconfiguration of administrative offices to the front of campuses at a couple of our schools, as well as various infrastructure and repairs that are needed. Mrs. Sherman requested that it list projects that were completed, not completed, and those that are still pending.

VIII. Action Items

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		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
	One (1) Year	Two (2) Year	One (1) Year	Two (2) Year	One (1) Year	Two (2) Year									
Anthony Angelini							05/20/25			X		X			X
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		
Bethany Lowry		X					05/20/25	5/31/27		X			X	X	X
Shannon Nash							08/19/25	8/31/27	Secretary						X
Jayesh Patel		X		X			08/17/21	9/30/25							X
Ellen Plummer		X					05/20/25	5/31/27					X	X	
Elisse Sherman		X		X			11/15/22	11/30/26	Publicity Chair				X	X	X
Steve Silverman - **8/6/2025 RESIGNED**		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 business organization representing the business community located in the District
(1) active in a senior citizens' organization
(1) active 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

a) Review term length options for new members to see whether they prefer a one-year or two-year term.

Ms. Nash agreed to a two-year term. Ms. Finch and Ms. Nash both stated that they thought Mr. Angelini would be amenable to a two-year term. This will be confirmed with him at the next meeting.

b) Review members who are terming out in September to see whether they wish to extend their term.

Mr. Patel stated that he would not be continuing and that tonight's meeting would be his last.

Ms. Rubenstein shared that Mr. Silverman emailed saying he was resigning effective August, 6, 2025, and that Mr. Borovay had agreed to be the Senior Citizens representative. Ms. Nash also agreed to be the Senior Citizens representative.

Ms. Hopkins asked to be removed from the Taxpayers representative category. Ms. Lowry stated that she would be the Taxpayers representative.

Membership Categories: **UPDATED**

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
Anthony Angelini		X					05/20/25	5/31/2027		X		X			X
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	X				
Rebecca Hopkins	X			X		X	08/17/21	9/30/26	Chair				X		
Bethany Lowry		X					05/20/25	5/31/27		X		X	X	X	X
Shannon Nash		X					08/19/25	8/31/27	Secretary		X				X
Jayesh Patel - **Termed Out**		X		X			08/17/21	9/30/25							X
Ellen Plummer		X					05/20/25	5/31/27					X	X	
Elisse Sherman		X		X			11/15/22	11/30/26	Publicity Chair	X			X	X	X
Steve Silverman - **8/6/2025 RESIGNED**		X					12/12/23	12/12/2025			X				

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c) CBOC Officers for next year:

Secretary – Shannon Nash was nominated and accepted.

Motion: Elisse Sherman Second: Bethany Lowry Vote: 6/0 – Motion Passed

IX. New Business

a) Recruitment of new members.

Good now that we have eight members.

X. Next Meeting

Date: November ~~19~~ 20, 2025 **Time:** 6:00 pm **Location:** District Office – Training Room

Mr. Bonesteel and Ms. Lowry asked that the date of the next meeting be moved from 11/19 to 11/20 due to a conflict in their schedules, to which everyone agreed.

XI. Other Business

a) Regular Board of Education meetings:

October 21, 2025 November 18, 2025
December 16, 2025 January 20, 2026

b) Dates for Upcoming CBOC meetings:

November 20, 2025; March 18, 2026;
May 27, 2026

XII. Adjournment **Time 7:30 pm by Rebecca Hopkins**

Motion: Jonathan Bonesteel Second: Bethany Lowry 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.