

Citizens' Bond Oversight Committee

Minutes for Monday, December 10, 2018

Santa Barbara Unified School District

Administration Building

720 Santa Barbara St.

1. Call to Order

The Citizens' Bond Oversight Committee meeting was called to order by Chair Knecht at 5:17 p.m.

Pledge of Allegiance

Led by Chair Knecht.

Roll Call

A sign-in sheet was distributed.

Citizens' Bond Oversight Committee (CBOC) members present:

- Sarah Knecht, Chair, SBUSD Parent and PTSA Member Representative
- Deanna Morinini, Community At-large Representative
- Lang Sligh, Community At-large Representative
- Frank Stevens, Senior Citizens' Organization Representative
- Margie Yahyavi, Business Organization Representative (arrived at 5:19 pm)

CBOC committee members absent:

- Greg Levin, SBUSD parent and PTA representative
- Taryn O'Neil, Vice-Chair, bona-fide taxpayer's representative

Santa Barbara Unified School District (SBUSD) staff present:

- Meg Jetté, Asst. Supt. of Business Services
- Steve Vizzolini, Director of Facilities and Modernization (arrived at 5:30 pm)
- Angela Wells, Administrative Assistant

Public Comment

None

Late arrivals noted: Margie Yahyavi and Steve Vizzolini arrived 5:19 and 5:30 pm respectively.

2. Review and Approval of September 17, 2018 Citizens' Bond Oversight Committee (CBOC) Draft Minutes

Mr. Sligh asked for a moment to review the Sept. 17, 2018 minutes. After review he found one correction necessary (the addition of an "M" within Section #5, last sentence {... \$2.6 M ...}). Upon correction and in absence of any objections, a motion to approve the CBOC Sept. 17, 2018 draft minutes was made by committee member Chair Knecht and Second by Lang Sligh.

Ayes: 5 (Knecht, Morinini, Sligh, Stevens, and Yahyavi). Noes: 0 Abstention: 0 and Absent: 2 (Greg Levin and Taryn O'Neil).

Motion passed: 5:0:0:2

September 17, 2018 CBOC minutes approved.

3. Review of Bond Expenditures

Ms. Jetté began the discussion noting that a binder containing pertinent document's i.e. agenda, reports, etc. for this

evening's meeting was prepared for each Committee member. Ms. Wells relayed that each member has a dedicated binder to which they can freely use as they so choose. The binder will be collected upon adjournment, refilled accordingly, and then passed out for use at the next meeting, and each meeting thereafter.

Ms. Jetté noted that the Fiscal Services staff dedicated 4+ hours of training with Colbi Technology in order to better serve the Committee by supplying informative reports with a high degree of detail.

Preferences Noted:

Freeze header for ease of visibility (Financial Plan, Schedules, and Status Report)

Funding resources added (Consolidated Budget Status Report)

Separate Elementary and Secondary (Consolidated Budget Status Report)

Ms. Jetté discussed the various fund beginning balances and highlighted that by the end of Fiscal Year (FY) 2019-20 there would be a \$36 M deficit and an obvious need to slow down projects. Frank Stevens asked who will decide which projects will be slowed, and also asked and got confirmation that under no circumstances would any said projects concerning safety be among those delayed. Mr. Vizzolini added that projects are going through the DSA process which enables staff to obtain estimates and better prepare budgeting for future projects.

Ms. Jetté also stated that January 17, 2019 marks the day that Cary Matsuoka and herself will travel to San Francisco for a Bond Rating, in preparation of selling \$70M in Bonds. Leaving approximately \$53M yet to sell. It is the goal of the District to keep the tax rate in-between \$11 to \$13, as promised. She estimates that 2021 will mark the third phase of Bond Sells. Additionally, it is intended that Bond Q and R monies will be spent, which will end the need for multiple audits and reviews by the end of that same FY.

4. Overview of Construction Projects

Mr. Vizzolini distributed a handout offering project updates, aptly named Project Updates December 2018. He discussed the report at length with the Committee members and offered statuses concerning completed projects: in design development, with the Division of State Architects (DSA), pending Guaranteed Maximum Price projects (GMP), and projects currently in construction. The report also relayed which projects are on tap through Fall of 2020. The term Guaranteed Maximum Price refers to *hard* project cost with a 15% contingency for change built-in (for soft costs e.g. architectural testing). If a project goes over its GMP, it goes back before the Board for approval.

Completed projects were reviewed:

- **The McKinley Elementary School** - hillside stabilization project - was deemed not necessary. The \$4.6M allocated for said project has been moved to program contingency and will be used for future projects.
- **Adams Elementary School** – hillside repair
- **Cleveland Elementary School** – walkway replacement
- **Dos Pueblos High School** – storefront prototype phase 1 and 2
- **Goleta Valley Junior High School** – parking lot and playground renovation
- **Harding Elementary School** – multipurpose room
- **La Cuesta High School's** shade structure
- **La Cumbre Junior High School** – playground asphalt renovation, and edible garden
- **McKinley Elementary** – fire alarm replacement
- **Roosevelt Elementary School** – multipurpose room
- **Santa Barbara High School** – widow replacement pilot
- **San Marcos High School** – pool deck replacement
- **Washington Elementary School** – water, gas, sewer replacement project

He also conveyed details on the Santa Barbara High School's (SBHS) Peabody Stadium Project. He indicated that the project has crossed the 68 percentile completion threshold. The Contractor is AMG & Associates, and the Landscape Architect is Earthform Design.

Keeping the 2019 'Walk of the Dons' graduation top-of-mind, discussion for a Plan B has begun. Even though, Commencement has been targeted to be held in the new stadium, a Plan B is in the works with the Santa Barbara Bowl as an alternative commencement venue. Mr. Vizzolini added that the site Principal – Elise Simmons has been kept in-the-know. Student and staff safety is first and foremost, and if it is deemed not ready for the occasion by the April deadline – preparations for moving Plan B forward will go into effect.

Ms. Morinini posed a question about the ability of the newly installed 'turf and track' at the Peabody Stadium to withstand foot traffic. Apparently, she was on the receiving end of being told not to walk on it. Mr. Vizzolini assured her that the instruction given was over-zealous. The turf can tolerate use. He also added that during its 10-year lifespan, the vendor will maintain, repair and freely replace, if necessary.

Mr. Vizzolini added that the Peabody Stadium was specifically excavated, and track design rotated, in order to accommodate an 8-track lane (as required by CIF).

Mr. Sligh asked for verification that the amount of \$20,000 for a charging station is accurate, as stated on a report handout. Mr. Vizzolini believes the number is actually closer to \$50K (UPDATE: cost came in around \$22,000), as one is being installed at the District Office sometime in late December. (The correction on the report was duly noted and will be made.)

Mr. Vizzolini mentioned that after much discussion and time lapsing, a contractor slated for making portables inadvertently backed out. However, he also relayed that they are still pursuing a standardized Architectural Kit to include construction and site plans, and architectural choices (with a maximum of three variables e.g. one choice being to include a sink in the design). This proposed Kit (now stick built as opposed to being a portable) will facilitate the overall completion processes through the DSA.

Mr. Vizzolini also briefly touched on solar energy, including that there are more advantageous costs rates at designated times of day, and charging / saving power for future use e.g. night game lights when rates are expected to be increased. The aforementioned Architectural Kit plans will include a gabled, metal seamed roof in order to accommodate the added weight, and required mounting and stubbing for solar panels.

On a side note, Ms. Jetté stated and made available the audit report (no findings) for the committee members to review at their leisure. Also, that she has been communicating with the Santa Barbara Education Office (namely Denice Cora, Administrator, School Business Advisory Services, and Sharon Van Gundy, Administrator, Information Technology Service) to utilize their North County, Santa Maria facility located at 402 Farnel Road, Suite J, Santa Maria 93458 in the event of an emergency. This will, among other things, enable the SBUSD's Payroll Services Division to fulfill payroll services on behalf of the District.

5. Update on National Guard Armory Property

Ms. Jetté conveyed that we opened escrow on the purchase of the Armory property on Dec. 7. The close of escrow and Quit Claim Deed are expected in the next week or so. It was noted that \$20 million was earmarked on the Bond for this project, and with the purchase of the property, roughly \$8M remains.

6. Future Meeting Date and Time

- March 18, 2019 at 5:15 p.m.
- June 17, 2019 at 5:15 p.m.

7. Future Agenda Items

- Update on purchase of National Guard Armory and tour of property
- Project Status Reports

8. Adjournment

Meeting adjourned at 6:38 p.m.

Minutes submitted by Angela Wells.