

Citizens' Bond Oversight Committee

Minutes for Monday, September 17, 2018
Santa Barbara High School – Alumni Room
700 E. Anapamu, Santa Barbara, CA

1. Call to Order

The Citizens' Bond Oversight Committee meeting was called to order by Chair Knecht at 5:15 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
- Taryn O'Neil, Vice-Chair, bona-fide taxpayer's representative (arrived at 5:21 pm)
- Lang Sligh, community at-large representative
- Frank Stevens, senior citizens' organization representative
- Margie Yahyavi, business organization representative (arrived at 5:22 pm)

CBOC committee members absent:

- Greg Levin, SBUSD parent and PTA representative

Santa Barbara Unified School District (SBUSD) staff present:

- Meg Jetté, asst. supt. of business services
- Steve Vizzolini, director of facilities and operations
- Angela Wells, administrative assistant

Public Comment

None

Late arrivals noted: Taryn O'Neil and Margie Yahyavi arrived 5:21 and 5:22 pm respectively.

2. Review and Approval of June 11, 2018 Citizens' Bond Oversight Committee (CBOC) Draft Minutes

Mr. Sligh asked for a moment to review the validity of the June 11, 2018 minutes. After review he found no objection nor correction warranted. Motion to approve the CBOC June 11, 2018 draft minutes by committee member Chair Knecht and Second by Lang Sligh.

Ayes: 6 (Knecht, Morinini, O'Neil, Sligh, Stevens, and Yahyavi). Noes: 0 Abstention: 0 and Absent: 1 (Greg Levin).

Motion passed: 6:0:0:1

June 11, 2018 CBOC minutes approved.

3. Form 700 – Amendment to bylaws – Committee members required to file form

Chair Knecht highlighted that the recently updated and accepted bylaws included language that requires the Committee members to file Form 700 with the Fair Political Practices Commission (FPPC).

The Political Reform Act (Gov. Code Sections 81000-91014) requires most state and local government officials and employees to publicly disclose their personal assets and income. They also must disqualify themselves

from participating in decisions that may affect their personal economic interests. The FPPC is the state agency responsible for issuing the attached Statement of Economic Interests, Form 700, and for interpreting the law's provisions. The Form 700 is available at www.fppc.ca.gov.

To be discussed in further detail at next meeting.

4. Overview of Current Construction Projects and Finances

Mr. Vizzolini reported on the Santa Barbara High School's (SBHS) Peabody Stadium Project. The Contractor is AMG & Associates, and the Landscape Architect is Earthform Design. He indicated that the project has crossed the 50 percentile completion threshold. The groundwork has commenced with the quick demolition of the 100-year old cement work (it was inadvertently discovered that the cement was mixed with beach sand). Subsequently, the cement work did not hold up to the wrecking ball, and work that was thought to take 3-months' time, ended up taking only 2 1/2-days to demo. Afterwards, the footings were prepared and have been poured (28-day cure time). The grandstands will be visible in the next month.

With the 2019 graduation top-of-mind, the 'Walk of the Dons' is targeted to be held in the new stadium. Mr. Vizzolini added that the site will be functional but perhaps lacking in esthetics. The alarm, electrical, water, sound systems, artificial turf and bathroom facilities will be in place and operational. This will allow for the safe use of the space for the upcoming commencement. The landscaping (sprinkler systems, plant materials and hardscapes) are in the planning stages.

Ms. Jetté asked about the turf. Mr. Vizzolini replied that it was upgraded by the vendor at no additional cost. Mr. Stevens requested that the term 'turf' be defined. The turf will be artificial and has a 10-year lifespan. During which time the vendor offers maintenance, repair and free replacement, if warranted. Ms. Knecht asked about specific warranty. Mr. Vizzolini will report back at the next meeting on specific guarantees / warranty offered by chosen vendor.

Ramifications for contractors who do not meet their targeted deadlines, according to applicable contract, was discussed amongst Committee members. April 2019 should mark the completion of project's functionality. Mr. Stevens asked if the April deadline was actually an extension. Mr. Vizzolini replied that it was not. April is on the original document (although, 17-days were added due to the Hwy 101 closure.)

Bond Project Status Report

Mr. Vizzolini handed out the Bond Project Status report, dated Sept. 17, 2018. He discussed the report at length with the Committee members. Mr. Sligh asked what MPR stood for, and was defined as an acronym for Multipurpose Room. Mr. Vizzolini highlighted the following:

- **SBHS boiler replacement and heating system project** on track and will be completed as one item / contract.
- **The Dos Pueblos High School (DPHS) dug-outs** have concrete steps and are not accessible as per the Americans with Disabilities Act (ADA). DSA has required that they be made ADA accessible, and also include a shade structure, as well. This work is in process.
- **The DPHS football field project** is on schedule.
- **The Las Flores Gen7 classroom installation project** has been advertised and is set for a December delivery.

Mr. Vizzolini added that the storm drains at Peabody have been installed. The excavation of the grounds, along with rotating the track design, not only allowed for the much desired 8-track lanes, but also the area gained approximately 2.6 acres of flat surface.

Next, it was noted that the Franklin School Room Quad (also referred to as Maker's Space and/or STEM Lab) will be designed with an open concept and movable walls. As a former student of Franklin Elementary, Ms. Morinini recalled a similar classroom design as the Quad layout. Members agreed that teaching styles are mimicking the methodologies of former times. This layout will promote collaboration amongst students, and flexible teaching areas for today's students and teaching style. Mr. Stevens relayed concerns about the potentiality of obtrusive noise coming through the flex walls. The Committee members discussed the possibility of noise issues and ADA accessibility requirements.

The terms – *portable* and *modular* were defined: *portable* refers to units that are prefabricated elsewhere and placed as whole onsite, whereas *modular* units are prefabricated elsewhere, deconstructed in sections, and then reconstructed onsite. Comparably, the modular of today is not the same as the portables of the past Today's version has gabled, metal seamed roofs (as opposed to flat roofs), a 40-year lifespan, and also has the ability to accommodate solar panels (designed with the added weight in mind, and mounting and stubbing required). This attribute is beneficial if in the future the District chooses to pursue solar energy panels.

Mr. Vizzolini relayed that they are collectively collaborating to create a standard 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 will facilitate the overall completion processes through the Division of State Architects (DSA), which includes the timely submission of forms, subsequent approvals and control of the timeline necessary to bring future project(s) to completion.

Furthermore, Ms. Jetté communicated that the District Office (DO) development monies have been pulled out of the Local Bond entirely, and consequently that the State Bond Funds will be used for this project. Additionally, the project to redo the upstairs' offices at the District has been reassessed, dramatically reducing the financial impact by almost by 50%. It was originally budgeted at \$2.2 million, and the project is now down to approx. \$1 million. The project will include a HVAC system, and assorted bathroom facility upgrades. This change will allow Student and Special Education Services to move downstairs, allowing for greater ease of accessibility for our stakeholders – our students and community members.

Completed projects were reviewed:

- **The McKinley Elementary School fire alarm project** is complete.
- Work on the **Harding Elementary School** multi-purpose rooms is 99% complete.
- **La Cuesta High School's** shade structure is essentially done. It is up and being enjoyed by students.
- **San Marcos High School's** pool deck replacement / resurfacing project, made possible by Measure I, was celebrated with a ribbon cutting.

Ms. Jetté suggested that the Committee members receive an invitation to 'ribbon cuttings.' The members present appreciated the opportunity and gesture.

Santa Barbara Jr. High should reach fruition in October. The term Guaranteed Maximum Price was clarified as a *hard* project cost with a 15% contingency for change built-in (for soft costs e.g. architectural testing). If project goes over GMP, it goes back to the Board for approval.

Colbi Technologies - project software financial system

SBUSD transitioned to a new project software financial system with Colbi Technologies. The process for learning the new system and configuring reports specific to needs is ongoing. The software system allows for real time reports. Ms. Jetté asked the Committee to review and discuss various reports and indicate their preference on layout and detail for future reporting purposes. The reports can show as much detail, as determined and agreed upon by the Committee, as desired. Thus far, collectively the Committee indicated that a detailed report is to be used on active projects, thereby allowing for transparency and full disclosure of expenditures, and a condensed

version should be used as a summarization of completed project(s). Updated financial reports will be made available prior to the next CBOC meeting, and will subsequently be discussed and reviewed again.

With consideration of the Peabody Stadium, Mr. Stevens stated that he was asked by a community member, “*why has the cost gone up?*” Mr. Vizzolini replied that there was a considerable amount of civil work (extensive overhaul on storm drain system) that was found to be the responsibility of the District to repair. When asked about expenditures vs. funding, Ms. Jetté informed the Committee that there was approximately \$31 million in Bonds (Measures Q and I), \$6.5 of State monies, and \$5 million in donations for said project.

The District will continue their efforts to be in-line for State Bond money for future projects. Furthermore, Ms. Jetté added that she is optimistic regarding the District’s ability to sell bonds.

Additionally, the term “Interim Housing’ was noted on the financial reports (C-6219) and asked to be defined. Mr. Vizzolini stated that prior to commencing upon a project, a list of ‘what-if’s are reasonably explored and planned for. For instance, if a school site / room is determined to be no longer viable (e.g. under construction for a period of time) and can no longer be used as intended (e.g. classroom for teaching students), it would be necessary for the students to be taught elsewhere. Hence, the term interim housing. Most recently, a graduation commencement took place at the Santa Barbara Bowl as an interim housing alternative. Mr. Vizzolini indicated that he attends / conducts a weekly Construction Meeting with site administrators and will continue to do so throughout the construction process in order to keep all well-informed of any potential or necessary interim housing needs.

Ms. Jetté and Mr. Vizzolini concurred that the District decided to hire two (full-time, in-house) Project Managers vs. hiring an outside firm for Construction Management (CM) services regarding the Peabody Project.

5. Update on National Guard Armory Property

Ms. Jetté conveyed that on June 20, members of the state’s Department of General Services came to Santa Barbara to look at the armory and determine whether they will revise their appraisal. At this time, Ms. Jetté was unable to expand upon what the outcome of the visit was (if in fact the proposed purchase price of \$11.6 million was revised or not). A proposal, including a full disclosure of discovery and due diligence on the District’s part, is going to the Board for discussion and determination in a closed session on October 9. It was noted that the State of California previously wanted \$2.6 an acre, and \$20 million was earmarked on the Bond for this project.

6. 2018-19 Meeting Dates

CBOC members scheduled the 2018-19 school year meetings:

- December 10, 2018 at 5:15 p.m.
- March 18, 2019 at 5:15 p.m.
- June 17, 2019 at 5:15

7. Future Agenda Items

- Update on National Guard Armory Property
- Project Status Reports

8. Adjournment

Meeting adjourned at 6:28 p.m.

Minutes submitted by Angela Wells.