



## GOLETA UNION SCHOOL DISTRICT

### MINUTES

Citizens' Bond Oversight Committee (Measure M)

May 30, 2023, 5:30 pm

#### Attendance

Dr. Diana Roybal-Galido, Superintendent	Michael Grillo, Chairperson
Conrad Tedeschi, Asst. Supt, Fiscal Svcs.	Larry Hansen, Vice Chairperson
Jorge Velasco, Committee Member	Kim Tesoro, Committee Member
Rajeev Bajaj, Committee Member	

#### Not In Attendance

Cortney Hebert-Rintoul, Committee Member	Dave Gore, Committee Member
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Minutes taken by Rosi Maldonado-Shaquir, Administrative Assistant, Fiscal Services

#### ORDER OF BUSINESS

- 1. Welcome and Call to Order and Pledge of Allegiance - Michael Grillo, CBOC Chairperson**  
Mr. Grillo opened the meeting at 5:32 p.m. and led the committee in the pledge of allegiance.  
Mr. Tedeschi welcomed everyone.
- 2. Roll Call - Michael Grillo, CBOC Chairperson**  
Mr. Grillo took roll and welcomed everyone.
- 3. Approve Agenda - Michael Grillo, CBOC Chairperson**  
Motion to approve agenda made by: Mrs. Kim Tesoro  
Motion Seconded by: Mr. Larry Hansen  
Member Vote: Unanimous in favor
- 4. Approve Minutes from March 21, 2023 - Michael Grillo, CBOC Chairperson**  
Motion to approve minutes made by: Mr. Larry Hansen  
Motion Seconded by: Mr. Rajeev Bajaj  
Member Vote: Unanimous in favor
- 5. Summer 2023 Projects - Leon Cavallo, Kitchell CM**  
Mr. Tedeschi introduced Mr. Cavallo from Kitchell CM and briefly enumerated the projects scheduled for the summer 2023.  
Mr. Cavallo stated that on April 12, 2023 the GUSD Board of Trustees approved the following projects and contracts:

- a.) Asphalt Repair Project for El Camino and Mountain View,  
Contractor: Apodaca Paving Inc.
- b.) Roofing and HVAC Project at Ellwood School  
Contractors: Reed Mechanical Systems, Inc - HVAC  
Eberhard Energy Systems - Roofing
- c.) Roofing and HVAC Project at La Patera School.  
Contractors: Reed Mechanical Systems, Inc - HVAC  
Derrick's Roofing, Inc. - Roofing

Mr. Tedeschi commented that all contractors are submitting paperwork of what materials they are going to provide and will get approved by GUSD.

Mr. Cavallo provided a project schedule to the committee members. He continued by stating that the roofing and HVAC work will be conducted simultaneously at each site and that work will start on June 12, 2023.

Mr. Tedeschi informed the members that the last day of school for students will be June 9, 2023 and that school administration will still be at sites but that teachers will be gone for the summer. He mentioned that the custodians will be at the schools but Mr. Cavallo is coordinating logistics with them. Mr. Cavallo let the committee know that the projects are scheduled to be completed by the time students return to school on August 23, 2023.

Mr. Bajaj asked what is an architect's punch list. Mr. Tedeschi explained that it is a list of items that need to be completed before closing a project.

Mr. Grillo asked who pulled all the necessary permits for these projects. Mr. Tedeschi answered that we did not need permits since we are replacing like-for-like.

Mr. Bajaj asked if there was a DSA process. Mr. Tedeschi answered that not right now but it might be needed if there is a change, especially if the HVAC units are different from the ones currently at the schools. He continued by explaining that there is the form IR-22 that explains when the district would need DSA approval. Mr. Cavallo concurred and stated that if there is subsequent damage or work that needs to be done then we would need to start the DSA process.

Mr. Grillo asked if the materials for the roof were wood or steel.  
Mr. Cavallo answered that they are wood.

Mr. Bajaj asked if for the next projects where DSA is needed, will they get started earlier.  
Mr. Cavallo answered that yes, they will take that into account and start the process earlier.

Mr. Bajaj asked if there were any problems getting materials.  
Mr. Cavallo confirmed that no, there were none. Mr. Tedeschi agreed but added that materials are now more expensive.

Mr. Grillo asked if the district was competing with the residential market for materials and contractors.



Mr. Cavallo responded that it was with the commercial market because there were a lot of projects that did not get done last year.

Mr. Bajaj stated that it would be nice to let the local contractors know that there will be more projects for the district in the near future.

Mr. Tedeschi agreed that it was beneficial to have Kitchell and Mr. Cavallo placed phone calls for two weeks to contractors to get them to bid on these and future projects.

Mr. Grillo asked if Mr. Cavallo or Kitchell had worked with these contractors.

Mr. Cavallo acknowledged that he has some experience with Derricks and Eberhard and that he had heard of Reeds but has not worked with them.

Mr. Tedeschi informed the committee that the district worked with Pavement Engineering and they drew up the specifications for the asphalt project and that the bids for the asphalt project came in a bit lower than expected. He continued by stating that the demo work at both El Camino and Mountain View School will be started at the same time.

Mr. Bajaj asked if the other schools had asked about work getting done at their sites.

Mr. Tedeschi answered that all the sites will be getting something and that playground equipment is coming to the schools this year that are not getting new roofs, HVAC, and pavement.

## **6. Project and Budget Update - Conrad Tedeschi, Assistant Superintendent, Fiscal Services**

Mr. Tedeschi presented the Standard Expenditure Report.

Mr. Bajaj asked what is the percentage of cost from Measure M funds for Kitchell CM [and what percentage of it is the cost for the work on the dashboard work.] REVISED 9/14/2023

Mr. Tedeschi let everyone know that he will bring the Kitchell Contract to the next CBOC meeting.

Mr. Grillo asked what is the Net change in Fair Value \$ 185,438 on the report.

Mr. Tedeschi answered that it was the audit finding.

Mrs. Tesoro asked if it was just an incremental change to which Mr. Tedeschi answered that it was not.

Mr. Hansen asked what is the budget amount we have right now for projects.

Mr. Tedeschi answered that it was \$32,398,651.

Mr. Tedeschi did clarify that the contracts for the summer projects are not on this report but that they will be on the report at the next meeting. Mr. Tedeschi informed the committee members that in their meeting packet there is a breakdown of the summer project agreements with the amount of each project and a copy of the agreements.

Mr. Grillo asked if these contracts qualify for tax credit.

Mr. Cavallo answered that they fall under the prevailing wage laws of the state and therefore no tax credit.

## **7. Public Comment (Non-Agendized Items) - Michael Grillo, CBOC Chairperson**

There were no public comments.

## **8. Committee Member Comments**

Mr. Grillo reported to the committee that he presented a 15 minute presentation at the May 3, 2023 GUSD General Board Meeting. He let the members know that Ms. Zacarias asked if all of the Measure M Funds will be spent to which he answered yes, all of the funds will be spent. Mr. Grillo stated that it was a very productive presentation.

Dr. Roybal-Galindo agreed that it was nice for the Board of Trustees to hear about the CBOC committee.

Mr. Grillo asked for an update on the Kitchell dashboard for the website and added that it is a good tool for visibility for the public.

Mr. Tedeschi let the committee know that Mr. Cavallo does not work on the portal and that he will get an update from Kitchell. Mr. Cavallo did add that Kitchell is working to get all object codes and balances reconciled in Procore to get accurate numbers on the portal.

Mr. Grillo asked if Procore was a software that Kitchell had worked with in the past.

Mr. Cavallo answered that Kitchell has worked with Procore in the past and that Kitchell is making sure the data is correct for master tracking of the Measure M Bond money. Mr. Tedeschi added that there have been delays to getting the dashboard on the district website due to personnel changes at Kitchell.

Mr. Grillo asked who owns Procore and how much it cost. Mr. Tedeschi answered that Kitchell owns Procore and the Dashboard and that Procore comes with the Kitchell contract.

Mr. Bajaj asked if there was something we can put on the website while we wait for the dashboard. Mr. Tedeschi let the committee know that there are pictures, Measure M, and CBOC information on the website for the public.

Mr. Tedeschi did let the committee know that the one year term is extended for another year for Mr. Grillo and Mr. Hansen. He also mentioned that at the next committee meeting we will need to schedule the CBOC meetings for Fiscal Year 2023-2024. He asked Rosi Maldonado-Shaquir to send a survey to the members to get feedback on what works best.

Mr. Grillo suggested September 12, 2023 for the next meeting and there was unanimous agreement to schedule the meeting for this date.

## **9. Adjournment**

A motion was made at 6:37 p.m. to adjourn the meeting.

Motion made by: Mr. Larry Hansen

Motion seconded by: Mrs. Kim Tesoro

Member Vote: Unanimous in favor