



GOLETA UNION SCHOOL DISTRICT

MINUTES

Citizens' Bond Oversight Committee (Measure M)

September 12, 2023, 5:30pm

Attendance

Conrad Tedeschi, Asst. Supt, Fiscal Svcs.	Michael Grillo, Chairperson
Dave Gore, Committee Member	Larry Hansen, Vice Chairperson
Jorge Velasco, Committee Member	Kim Tesoro, Committee Member
Rajeev Bajaj, Committee Member	

Not In Attendance

Dr. Diana Roybal-Galido, Superintendent	Cortney Hebert-Rintoul, Committee Member
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Minutes taken by Rosi Maldonado-Shaqr, 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 5:35 p.m. and 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: Mr. Dave Gore

Motion Seconded by: Mr. Larry Hansen

Member Vote: Unanimous in favor

4. Approve Minutes from May 30, 2023 - Michael Grillo, CBOC Chairperson

The minutes from the previous meeting held on May 30, 2023 were reviewed and revised.

Revisions:

Revision 1: Attendance - Updated attendance list.

Reason: List Dave Gore as not in attendance at the May 30, 2023 meeting.

Revised on: September 14, 2023

Revision 2: Section 6 - Updated to include missed comments by Mr. Grillo and Mr. Bajaj.

Reason: To include in the meeting minutes the request by Mr. Grillo and Mr. Bajaj of the breakdown of the cost for the Kitchell CEM work on the dashboard and portal.

Revised on: September 14, 2023

Approval of Revised Minutes:

Motion to approve minutes made by: Mr. Larry Hansen

Motion Seconded by: Mr. Rajeev Bajaj

Member Vote: Unanimous in favor

5. Calendaring of Quarterly Meetings - Michael Grillo, CBOC Chairperson

Mr. Grillo reviewed the Google spreadsheet with responses from committee members for preferences of dates for quarterly meetings. Committee members agreed to keep board meetings on Tuesdays.

Mr. Grillo asked if CBOC could hold hybrid board meetings, in-person and Zoom.

Mr. Tedeschi confirmed that all meetings have been moved to in-person meetings.

Mrs. Maldonado-Shaquir will send out quarterly meeting calendar invites to all members and post them on the Goleta Union School District website.

Mr. Grillo requested that a representative from Kitchell CEM be at the March CBOC board meeting for project updates.

Mr. Tedeschi agreed to get in contact with Mr. Mahan of Kitchell CEM and schedule him for one of the CBOC board meetings.

Proposed meeting dates ensuring a quorum for all meetings:

December 5, 2023

March 5, 2023

June 4, 2023

Motion to approve dates of quarterly meetings made by: Mr. Larry Hansen

Motion Seconded by: Mr. Jorge Velasco

Member Vote: Unanimous in favor

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

Mr. Tedeschi opened with updates of Summer 2023 projects. He noted that the asphalt contractor for El Camino and Mountain View School worked diligently, was quick, and the asphalt was completed in a couple of weeks with the painting of playgrounds taking another couple of weeks to complete. He made note that overall it takes approximately 3-4 weeks for an asphalt project to be completed. Mr. Tedeschi added that for Summer 2024 the district will look to add a third school site for the asphalt projects with La Patera, Ellwood, and Foothill Schools being the sites that will get the asphalt work. Mr. Tedeschi also informed the committee that for the Spring Break 2024 the District Office and El Rancho sites were slated for asphalt replacement. He continued by saying that the notices of completion for the asphalt project and Ellwood roof replacement project were on the September 13, 2023 District General Board Meeting Agenda for approval.

Mr. Tedeschi stated that for the playground projects, the school principals decide what and how they want it painted. He did let the committee know that Ellwood School's Kindergarten playground has a bigger slope and therefore would have to be postponed for the time being because it will be a larger project. He did confirm that the parking lot and big playground at Ellwood School will be completed Summer 2024.

Mr. Tedeschi continued with the roofing and HVAC projects update. La Patera and Ellwood Schools now have HVAC replaced ductwork and a new centrally controlled heating system. He explained that these new units allow an improved air filtration system. Mr. Tedeschi informed the committee that the roofing project started June 12, 2023. New roofing comes with three inches of insulation with

white membrane on top of the insulation which allowed GUSD to bring roofs up to code. He continued by stating that the new insulation will help with climate control. Mr. Tedeschi noted that the only delays with the roofing project were due to wood rot and beams needing to be replaced. Mr. Tedeschi noted that the new roofs have been pitched to allow for water runoff and new gutters added to buildings to prevent these problems in the future.

Mr. Grillo asked if remediation is done after the roofing projects.

Mr. Tedeschi answered that he will ask if there is any remediation that needs to be done after roofing projects.

Mr. Tedeschi informed the committee that Shawn Dahlen, Director of MOT, will be in charge of playground and asphalt projects to bring soft costs down. The Board of Trustees approved the contract at the last board meeting. Brandon, Mountain View, and Hollister School's playground structure projects will start in October. Each of these schools will close off the "big toy" during the project which will take approximately 2-3 weeks. Mr. Tedeschi let the committee know that the Principals did not want to wait until the summer to get started on this project. The next set of school sites will start in January and the last 3 school sites, including El Rancho, will be done right before summer break.

Mr. Gore asked which sites will have roof and HVAC projects Summer 2024. Mr. Tedeschi answered that it will be Isla Vista and Brandon Schools. He continued by adding that the projects will go out to bid before Winter Break.

Mr. Tedeschi let the members know he will have an updated schedule of projects and budget for the next CBOC meeting.

Mr. Grillo asked if there was any need to sell more bonds. Mr. Tedeschi answered no, there are enough funds for the coming projects and the plan is to sell more bonds at the end of Summer 2024. He followed by stating that he will get in touch with Dale Scott to see what they advise on a timeline for sale of bonds.

Mr. Gore stated that bidding out roofs separately will open the chance for more local contractors. Mr. Tedeschi concurred.

Mr. Grillo stated that he observed a large staging area at La Patera. Mr. Tedeschi clarified that the area behind the school next to Caroldale Lane was for the two relocatable classroom buildings that are not part of the MEasure M projects.

Mr. Grillo asked about the stolen roofing materials article in the Noozhawk.

Mr. Tedeschi answered that GUSD gave the contractor the video of the incident and the contractor gave it to Noozhawk.

Mr. Tedeschi proceeded to review the Report of Financial Activity, Fiscal Year End 2022-2023 with the committee and noted that there were no encumbered amounts and that any open contracts will be rolled into the new fiscal year.

Mr. Tedeschi reviewed the Report of Financial Activity, Fiscal Year to Date 09-11-2023. He noted that 2.4 million was spent and 6.8 million is encumbered for projects. He let the members know that the

Board of Trustees will approve a Notice of Completions for the Summer 2023 and will release the remainder of the balances due to the contractors.

Mr. Tedeschi then proceeded to review the GUSD Measure M portal with the committee and he let everyone know that updates to the portal happen weekly. He reminded members that Kitchell CEM sent out an email to committee members that provides links to a more detailed side of the portal. Mr. Tedeschi will ask Kitchell CEM to resend that invitation to the members to the CBOC portal.

Mr. Grillo asked what was the budget for roofs. Mr. Tedeschi answered that each roof is coming in at about 3-4 million dollars each and that there is a total of 29 million for roofs and HVAC. He continued to explain that commitments also include all the architect and engineer costs for all projects and that it ends up being about 20 percent of the total bond funds.

Mr. Tedeschi let the committee know that the solar project will not use Measure M bond funds. GUSD was approved for a zero percent interest loan to put in solar at schools and at the District Office. He explained that only 4 sites were approved for the loan program, Mountain View, Hollister, Ellwood, and the District Office. Mr. Tedeschi continued by saying that he hopes to be able to coordinate the District Office solar with the asphalt project to get all the trenching done.

Mr. Grillo asked at what stage are we with the classroom improvements and furniture.

Mr. Tedeschi answered that classroom modernisation, furniture, and STEAM Labs are on a separate timeline. He added that floors, cabinets, and sinks are part of the modernisation project. Mr. Tedeschi continued by informing the committee that committees that will include teachers, principals, and other staff members are being formed that will be tasked with enumeration needs, picking out furniture, following, cabinets, etc.

Mr. Grillo asked what was the timeline that they are working with.

Mr. Tedeschi answered that the committee will come up with the lists of needs and once approved, purchasing will start by the end of next fall. He explained that the reason for holding off on classroom modernisation was to see what the budget will be once the bigger projects are completed.

Mr. Grillo asked who is in charge of the committee selecting furniture.

Mr. Tedeschi answered that Dr. Mary Khan will be the person to oversee the committee and Ryan Sparre, Director of Expanded Learning Program, will be the lead. He let members know that Dr. Khan's focus is the STEAM labs and items have already been purchased.

Mr. Grillo commented that the public would appreciate visibility on the classroom modernization timeline and what the committee came up with.

Mr. Tedeschi agreed and suggested having Ryan Sparre come to the CBOC meeting in March to report on where they are in the process. Mr. Tedeschi informed the committee that if members wanted more information in between CBOC meetings, reach out to himself or Rosi Maldonado-Shaquir and emails can be sent out with more information.

Mr. Bajaj commented that March would be late and he would hope the classroom's items get ordered sooner rather than later. Mr. Tedeschi agreed that he would not want to postpone the ordering of items and that he would talk to Dr. Khan and Mr. Sparre to see where they are at and also to get a more specific timeline.

7. Public Comment

There were no public comments.

8. Committee Member Comments

Mr. Grillo asked what the amount was that Kitchell CEM charged for putting the portal and dashboard together for GUSD.

Mr. Tedeschi noted that the contract from Kitchell CEM with Amendment #1 doesn't specifically call out what they charge for the portal and dashboard but that both are part of the planning and implementation phase of the program.

Mr. Gore agreed and Mrs. Tesoro second the request to get an itemized expense report for the cost of creating, implementing, and having the portal and dashboard go live on GUSD website.

Mr. Tedeschi agreed to talk to Shane Mahan from Kitchell CEM to provide a breakdown of what the portal and dashboard cost.

Mr. Tedeschi stated that he will ask to see if Mr. Mahan will be available to attend a CBOC meeting to answer these and other questions. In the meantime Mr. Tedeschi will look at the individual Kitchell CEM invoices to see if he can pull amounts from them to report back to the CBOC.

Mr. Bajaj commented that it seems as though this portal and dashboard was new for Kitchell CEM to create for GUSD given the amount of time it took for them to create it and have it go live on the GUSD website.

9. Adjournment

A motion was made at 6:39 p.m. to adjourn the meeting.

Motion made by: Mr. Larry Hansen

Motion seconded by: Mr. Dave Gore

Member Vote: Unanimous in favor