

**MONTECITO UNION SCHOOL DISTRICT  
BOARD OF TRUSTEES MEETING  
Special Board Meeting Minutes  
March 31, 2022**

Present: Ms. Susannah Osley, President, Mr. Peter van Duinwyk, Vice President, Ms. Kim Crail, Member, Mrs. Jacqueline Duran, Member and, Mrs. Jessica Smith, Member.

Staff Present: Mr. Anthony Ranii, Superintendent, Ms. Virginia Alvarez, Chief Business Official, Dr. Nick Bruski, Principal, and Mrs. Autumn Noe, Executive Assistant.

**Call to Order**

Board President, Ms. Susannah Osley called the meeting to order at 3:15 p.m.

**Approval of Agenda**

Mr. Peter van Duinwyk made the motion to approve the Agenda. Mrs. Jacqueline Duran seconded. Motion carried 5-0, members: Crail, Duran, Osley, Smith, and van Duinwyk.

**Public Comment on Closed Session Items**

Mr. Jeff Linder spoke to the Board on behalf of the Montecito Teachers' Association regarding negotiations.

**Closed Session**

Board President, Ms. Susannah Osley reported that the Board would be going into Closed Session.

Conference with Labor Negotiator (Government Code §54957.6) Agency Designated Representative: Anthony Ranii, Superintendent Employee Organization: Montecito Teachers' Association

Conference with Labor Negotiator (Government Code §54957.6) Agency Designated Representative: Susannah Osley Board President Unrepresented Employee: Superintendent

Conference with Labor Negotiator (Government Code §54957.6) Agency Designated Representative: Anthony Ranii, Superintendent Unrepresented Employees: Chief Business Official, Principal, and Assistant Principal

Conference with Labor Negotiator (Government Code §54957.6) Agency Designated Representative: Anthony Ranii, Superintendent Unrepresented Employees: Classified Staff

**Reconvene to Open Session**

**Report Out of Closed Session**

The Board reconvened to Open Session and Ms. Susannah Osley reported there was no reportable action taken in Closed Session.

**Opening Business**

**Public Comment for Items Not on the Agenda**

There was no public comment reported.

***Strategic Initiative #4. Safe, Efficient Facilities (Improve the safety, efficiency, accessibility, and utility of our physical structures and grounds to support student learning. Ensure all structures are properly maintained. Develop and implement a vision for our adjacent property in keeping with our Strategic Plan.)***

### **Building D and E Remodel Project #2122-4 Award of Contract**

Mr. Anthony Ranii spoke to the historical timeline of the Building D and E project. He reported that the plans to renovate Building D and E have received full approval from the Department of State Architects (DSA) and the California Department of Education. The interim housing plan has been submitted to DSA and is waiting to be approved. He explained that the process of approval of the contract before the financing, even though the financing must be approved in order for the Building D and E project to occur. He explained that the Building D and E and the site work for the temporary classrooms have been combined onto one project. The project was advertised in two newspapers and on a contract's site, there was a mandatory site walk, a bid addendum with additional information was provided, an additional site walk was held for subcontractors, and lastly, an extension was granted for the bids in order to give bidders more time. The bids included the project to be done all at one time and an alternate option for the work to be phased into two projects. Six contractors attended the mandatory job walk, multiple contractors submitted requests for information, and one contractor, Edwards Construction Group submitted a bid. The bid from Edwards Construction group was:

\$11,500,000 for a non-phased project

\$12,486,808 for a phased project

Mr. Anthony Ranii spoke to the Construction Committee and discussed the benefits of the project being completed in phases. Everyone will have a classroom, including specialists and in the non-phased project plan specialists would not have classrooms. Mr. Anthony Ranii made the recommendation to approve the phased project in the amount of \$12,486,808.

Mrs. Jessica Smith asked whether or not there was any feedback from teachers.

Mrs. Jacqueline Duran made the motion to approve Edwards Construction Group and select the phased project bid alternate of \$12,486,808. Mr. Peter van Duinwyk seconded. Motion carried 5-0, members: Crail, Duran, Osley, Smith, and van Duinwyk.

### **Debt Service Financing for Building D and E Renovation Costs Options**

Ms. Virginia Alvarez presented an estimated breakdown of renovation costs for Buildings D and E. The costs for Building D and E cost estimates are \$13,767,575 and the cost estimates for the temporary campus are \$1,926,292. The total cost estimates for both projects are \$15,693,867. The costs include; architects, materials testing, DSA inspector, Project Manager, blacktop resurfacing, landscaping, and an owner's contingency of 10%. She also reminded the Board that MUS is still in line for the grant application and the time is not known at OPSC. The estimated savings of \$7,455,954 from the District's revenues gives a difference of \$8,237,913. She presented to the Board the external borrowing plan in the amount of \$7,500,000. The District has been working with KNN Finance to assist in the borrowing process. She explained that the Board was given options for utilizing certificates of participation as an alternate to general obligation bonds. She said that both a conventional sale of certificates of participation as well as a private placement of the underlying lease have been explored and a private placement is the recommendation as it offers flexibility and the ability to pay it off early without penalty.

She presented the borrowing options and timeline. Mr. Anthony Ranii also reported to the Board that prior to the board meeting the Finance Committee had met and reviewed the options before the board meeting.

Mr. Peter van Duinwyk made the motion to authorize Mr. Anthony Ranii and Ms. Virginia Alvarez to continue working with KNN Finance and proceed with the request for proposals/terms sheets from private lenders. Mrs. Jacqueline Duran seconded. Motion carried 5-0, members: Crail, Duran, Osley, Smith, and van Duinwyk.

## Consent Agenda

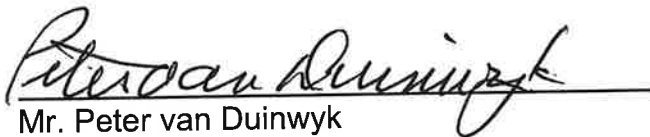
Moss, Levy, & Hartheim, LLP Auditor Contract

Mrs. Jessica Smith made the motion to approve the Consent Agenda. Mrs. Jacqueline Duran seconded. Motion carried 5-0, members: Crail, Duran, Osley, Smith, and van Duinwyk.

## Adjournment

Mrs. Jessica Smith made the motion to adjourn the meeting at 5:05 p.m. Ms. Kim Crail seconded. Motion carried 5-0, members: Crail, Duran, Osley, Smith, and van Duinwyk.

Respectfully submitted,

A handwritten signature in cursive script, reading "Peter van Duinwyk", written over a horizontal line.

Mr. Peter van Duinwyk  
Board Vice-President