

**INDEPENDENT CITIZENS' OVERSIGHT COMMITTEE**  
**OF THE SANTEE SCHOOL DISTRICT**

**Wednesday, October 27, 2021**

**Minutes**

1) **Call to Order at 6:03 p.m.** Chair Linda Vail called the meeting to order.

2) **Roll Call.**

**Members Present:** Terri Knight, Joseph Perricone, Beth Rackliffe, and Linda Vail (Absent: Erin Garcia, Kai Ramer)

**Attendees Present:** Evonn Avila, Karl Christensen, Dianne El-Hajj, and Bryce Storm

3) **Approval of Agenda.**

*Motioned by Joseph Perricone; Seconded by Terri Knight; All in Favor (4-0).*

4) **Approval of Minutes: April 28, 2021.**

*Motioned by Beth Rackliffe; Seconded by Joseph Perricone; All in Favor (4-0).*

5) **Public Comments.** None at this time.

6) **Expenditures and Change Orders for Capital Improvement Program (CIP) Projects.**

The Santee School District's Assistant Superintendent of Business Services, Karl Christensen, reviewed expenditures and change orders for the Capital Improvement Program (CIP) projects in detail with the members of the ICOC.

a) **Change Orders and Use of Allowances and Contingencies.** Karl Christensen reviewed the final change order log with the members of the ICOC. Mr. Christensen informed the ICOC that the Capital Improvement Program projects are now completed and the Notice of Completion document has been filed for the Chet F. Harritt project. The final payment of a 5% retention will be paid and released to the Contractor 35 days after the filing of the Notice of Completion with the County Recorder's Office.

Mr. Christensen provided a summary of the Lease-Leaseback Guaranteed Maximum Price (GMP) for the CIP projects. Mr. Christensen explained that the total allowances and contingencies reduced the GMP of \$9,903,952 for the Chet F. Harritt project by \$406,746 resulting in a final GMP of \$9,497,206.

b) **Financial Reports.** The following documents were reviewed and discussed:

- i. Listing of G.O. Bond Expenditures
- ii. Project Cost Summary

Karl Christensen went over spreadsheets to show all the income sources, expenditures, and projected expenditures. Mr. Christensen explained the funding of projects was accomplished with: bond funds, developer fee funds, and land sale proceeds. All bond funds have been expended to pay Balfour Beatty, LLC (the contractor of the projects). All bond money has been spent with the completion of the three projects. Monies remaining from the projects are approximately \$3 million from land sale proceeds and \$100,000 from the collection of Developer fees. The Board of Education will consider the allocation of these remaining monies for other District projects. Vice Chair Joseph Perricone asked how allocations are determined.

Mr. Christensen replied that a list of projects is presented to the Board of Education for consideration. The Board of Education prioritizes the projects and the projects occur until the funding is expended. The Board of Education is focused on ways to increase safety on District campuses with the use of video surveillance cameras and other safety measures, as well as expanding outdoor learning spaces.

- 7) **Committee Member Comments and Suggested Topics for Next Meeting.** Chair Linda Vail asked members for questions, comments, and/or suggested topics for the next meeting. Member Terri Knight asked if any of the projects have any issues or problems. Director of Maintenance and Facilities, Bryce Storm, responded that there has not been any major problems with the projects post completion. Board Member Dianne El-Hajj shared positive feedback about the projects from the school sites. Karl Christensen added that the District had the benefit of having a contractor partnership with Balfour Beatty, LLC and that the Project Manager, Michelle Reiner, was invaluable to ensure the projects resulted in amazing buildings for the District. Chair Vail thanked Mr. Christensen, Bryce Storm, and the District staff for their dedication to ensuring the bond funds and other public funds have been properly spent and overseen.

Chair Vail informed the ICOC of the status of the community report. The Santee magazine has yet to be published but is anticipated to be published in November 2021.

Mr. Christensen informed the ICOC committee that three additional meetings of the ICOC are anticipated and that terms of members may need to be extended.

Possible topics for the next ICOC meeting are:

- Terms of Service of ICOC Members
- Topics for Final Report to the Board of Education

- 8) **Adjourned at 6:37 p.m.**

*Motioned by Joseph Perricone to adjourn meeting; Seconded by Beth Rackliffe; All in favor (4-0).*

The next ICOC meeting is scheduled for Wednesday, January 26, 2022.



Evonn Avila  
Administrative Secretary, Business Services

10-27-2021

Date