

Independent Citizens' Bond Oversight Committee

Minutes of Regular Meeting

January 11, 2022
(Approved March 15, 2022)

I. Call to Order

The Independent Citizens' Bond Oversight Committee met in a regular meeting on Tuesday, January 11, 2022, via Zoom Webinar. Member, Mazur, called the meeting to order at 2:17 p.m.

II. Roll Call

Committee members present: Alec Babiarz
Rigdon Currie
Bill Howe
Michael Krival
Josh Mazur
Austin Quandt

Committee members not present: Larry Barry

Others present: David Dunn
Tim Flood
Tom Macias
Kristen Huyck

III. Approve Meeting Minutes

A. Regular Meeting of November 9, 2021

By motion of committee member Howe, seconded by committee member Krival, the minutes of the regular meeting of November 9, 2021, were approved.

Vote: 5-0-0

Aye: Babiarz, Currie, Howe, Krival, Quandt

Abstention: None

IV. Public Comment On and Not on the Agenda

None

V. Advisory Committee Reports

A. Construction

The advisory committee did not meet in December. Next meeting is scheduled for February 15th at the Oceanside Campus. Committee will continue to meet four times per year.

B. Finance

The advisory committee met on December 14th and reviewed budget changes through October 2021. It was noted that \$285,000 was moved from Program Reserves to Project 04109- SAN Reno B100 Library. The transfer was approved by board of trustees in October 2021. Committee members requested that board approved increases to overall project budgets be noted on the summary. A new column will be added to the report to show these changes

going forward. Committee will discuss SAN Storm Water Retention Change Order at the next meeting.

VI.. Staff Standing Reports

A. Status of Projects

There are currently 29 active projects and 9 completed projects, 5 projects not yet started, with \$162M in commitments and \$129M in expenditures as of October 2021.

Community Learning Center – Project Updates

Completed Projects

- Arby's Demolition
- New Monument Signage and Entryway Gateway
- New Student Services Building

Active Projects

- Buildings 100 + 200 Renovation – Closeout: \$12.7M. This building has been turned over for district use and occupancy, and classes are in session. Construction punch work continues along with general closeout and commissioning activities. Installation of a skylight replacement is planned for next summer.
- CLC Parking & Bldg C Demolition - DSA: \$3.1M. This project went through a value engineering exercise in an effort to keep it on track with the target budget. Currently it is under DSA review.

San Elijo Campus – Project Updates

Completed Projects

- B600 Modernization
- B300 Modernization
- B500 Renovation
- B1100 New Student Services & Administration

Active Projects

- B200 Renovation – Closeout: \$4.8M.
- B100 Renovation – Closeout: \$5.8M. The district took occupancy of this building in December. Move in efforts are underway to prepare the building for the spring semester. Minor punch activities are ongoing.
- B400 Renovation – Construction: \$4.6M. This project is in the final phase of construction and nearly complete. Preparations are being made to occupy the building in January when students return to campus.
- B900 Renovation – Construction: \$2.5M. Similar to B400, this project is in the final phase of construction and nearly complete. Preparations are being made to occupy the building in January when students return to campus.

- Underground Utilities – Construction: \$1.9M. Most of the valve and piping work has been completed. The large storm water retention system has been set in place and is being prepared for backfill.
- Central Campus Quad and Landscape – DSA: \$4.0M. Design phase work has been completed and this project is now under review with DSA. Substantial value engineering work was done to keep this project’s budget on track.
- Swing Space Removal – Ongoing: \$2.9M. Trailers are being removed from campus and site cleanup work is being finalized ahead of the spring semester.

Oceanside Campus – Project Updates

Completed Projects

- North Storm Drain Repair
- Athletic Field Renovation

Active Projects

- B1000 Administration Renovation - Construction: \$12.8M. Construction is well underway with rough in efforts continuing. Drywall work will begin soon.
- New Parking Lot 5A & Tennis Support Building – Closeout: \$13.6M. This project has achieved substantial completion and the parking is now in use. Punch work is ongoing. One area of the lot is planned to be reserved for construction parking.
- New Gym Building – DSA/Construction: \$43.1M. The Guaranteed Maximum Price (GMP) for construction was board approved and the construction phase has now begun. The contractor is currently mobilizing and beginning clearing of the site. DSA review for the building portion is being finalized.
- New Allied Health Building – DSA/Construction: \$26.1M. The Guaranteed Maximum Price (GMP) for construction was Board approved and the construction phase has now begun. The contractor is currently mobilizing and beginning clearing of the site. DSA review for the building portion is being finalized.
- New Student Services Building – Construction: \$62.1M. Chiller plant upgrades are ongoing. The slope repair and building pad portions of the project are wrapping up. The main building portion of the project received DSA approval in December. The GMP for the building was just submitted by the design builder and is under review.
- New Chemistry & Biotechnology Building – DSA: \$41.4M. After completing value engineering, plans were updated and submitted to DSA in December.
- OC1200 Library Renovation - Design: \$35.2M. Project design efforts and user meetings continue. This project is in the Construction Document phase where detailed information is added to the design documents. Furniture design meetings are also ongoing.

- OC New Arts and Media Building - Design: \$21.0M. The project just completed the Design Development phase and will be commencing the Construction Document Phase. Meetings for user input continue.

B. Status of Contracts Let

- Design-Build Request for Qualifications/Proposals (RFQ/Ps)
 - None
- Request for Task Order Proposals (RFTOPs)
 - OC New Health and Wellness Hub
 - OC New Student Services

C. Status of Finance (Cost to Date)

The committee reviewed the budget executive summary through October 2021. As noted in the finance advisory report, \$285,000 was moved from Program Reserves to Project 04109- SAN Reno B100 Library. Future reports will include board approved budget augmentations.

VII. Spring Meeting Dates

Due to scheduling conflicts, it was requested that the March and May meetings be pushed back one week - March 8 to March 15 and May 10 to May 17. Committee members agreed to move both meetings to the new dates - March 15, 2022 and May 17, 2022. The website will be updated to reflect the changes.

VIII. Items for Future Agendas

- Special Meeting for Resolution to Teleconference AB361

IX. Adjournment

Chairperson Mazur adjourned the meeting at 3:18 pm.

Minutes Approval:

Josh Mazur
Committee Chair