

Independent Citizens' Bond Oversight Committee

Minutes of Regular Meeting

March 15, 2022
(Approved May 17, 2022)

I. Call to Order

The Independent Citizens' Bond Oversight Committee met in a regular meeting on Tuesday, March 15, 2022, via Zoom Webinar. Member, Mazur, called the meeting to order at 2:02 p.m.

II. Roll Call

Committee members present:

- Alec Babiarz
- Rigdon Currie
- Bill Howe
- Michael Krival
- Josh Mazur
- Austin Quandt
- Larry Barry

Committee members not present: None

Others present:

- David Dunn
- Tim Flood
- Tom Macias
- Kristen Huyck
- Denee Pescarmona
- Anthony Maciel

III. Approve Meeting Minutes

A. Special Meeting of January 11, 2022

By motion of committee member Barry, seconded by committee member Currie, the minutes of the special meeting of January 11, 2022, were approved.

Vote: 6-0-0

Aye: Babiarz, Barry, Currie, Howe, Krival, Quandt

Abstention: None

B. Regular Meeting of January 11, 2022

By motion of committee member Barry, seconded by committee member Currie, the minutes of the regular meeting of January 11, 2022, were approved.

Vote: 6-0-0

Aye: Babiarz, Barry, Currie, Howe, Krival, Quandt

Abstention: None

IV. Public Comment On and Not on the Agenda

None

V. Changes in Agenda Order

None

VI. Draft ICBOC Annual Report

Members will receive a draft of the 2021 ICBOC Annual Report via email to review. Feedback and changes should be sent to staff for inclusion in the final report. The final report will be presented to the committee for approval at the May meeting and will go to the Board of Trustees as information in June.

VII. Advisory Committee Reports

A. Construction

The committee met at the Oceanside campus on Tuesday, February 15th. Members took a tour and received updates on the various construction project at the Oceanside campus including Lot 5A, Health and Wellness Hub, New Student Services Building, Administration Building and the future Chemistry/Biotechnology building site. Mazur reported that projects looked to be moving along well.

B. Finance

The committee met on February 8th and reviewed budget changes which included increases to the new Chem/Bio project which are funded through savings in ADA & Utility projects, the transfer of savings from various SAN projects to Misc. Enhancement projects at SAN and the addition of a district funded project for Oceanside campus Theatre Lighting.

The committee also reviewed change orders and new contracts and reviewed and approved the committee requested changes to the finance spreadsheet.

VIII. Staff Standing Reports

A. Status of Projects

There are currently 28 active projects and 11 completed projects, 5 projects not yet started, with \$169M in commitments and \$137M in expenditures as of December 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 – DSA Closeout: \$12.7M. This building has been turned over for District use and occupancy and classes are in session. Minor closeout activities remain for the current phase. Installation of a skylight replacement is planned for next summer.
- CLC Parking & Bldg C Demolition – Bid & Award: \$3.1M. This project has received DSA approval and prequalification for bidding is in process. Construction is planned to start in Summer 2022.

San Elijo Campus – Project Updates

Completed Projects

- B600 Modernization
- B300 Modernization
- B500 Renovation
- B1100 New Student Services & Administration
- B200 Renovation
- Swing Space

Active Projects

- B100 Renovation – DSA Closeout: \$5.8M. This building is operational and being used by the college. Minor punch activities are ongoing and DSA Closeout is underway.
- B400 Renovation – DSA Construction: \$4.6M. Construction was completed and the building is currently in use for the spring semester. DSA Closeout is in process.
- B900 Renovation – DSA Construction: \$2.5M. Construction was completed and the building is currently in use for the spring semester. DSA Closeout is in process.
- Underground Utilities – Construction: \$1.9M. Construction is nearly complete and just awaiting the delivery of a modular wetland system. The stormwater vault has been backfilled and paved over.
- Central Campus Quad and Landscape – DSA: \$4.0M. This project is under review with DSA. Prequalification is underway as well to prepare for bidding. Approvals with Coastal Commission are also in process.

Upcoming Projects

- Building 700 Renovation – Upcoming: \$686K.

Oceanside Campus – Project Updates

Completed Projects

- North Storm Drain Repair
- Athletic Field Renovation

Active Projects

- New Parking Lot 5A & Tennis Support Building – DSA Closeout: \$13.6M. This project has been turned over and is in use by the District. Minor activities remain for closeout efforts. A final seal coat of asphalt will be put down after completion of the new Gym, KHAN and Allied Health Buildings.
- Strong Workforce Development Lab/Trailer – DSA Closeout: \$950K.
- B1000 Administration Renovation - Construction: \$12.8M. Construction efforts continue. Currently rough in is wrapping up and drywall work is ongoing
- 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 GMP for the main

building construction was negotiated within budget, received Board approval and work is commencing for this phase.

- New Allied Health Building – Construction: \$26.1M. DSA approval was received on the buildings. Grading is well underway. The contractor is working through additional soil work that was needed due to extensive clay conditions.
- New Gym Building – Construction: \$43.1M. DSA approval was received on the buildings. Grading is well underway. The contractor is working through additional soil work that was needed due to extensive clay conditions.
- New Chemistry & Biotechnology Building – DSA: \$41.4M. This project is currently under DSA review. Final design/constructability reviews are also taking place.
- New North Campus Parking Lot 4C Extension – Design: \$3.2M.
- OC New Arts and Media Building - Design: \$21.0M. The project is in the Construction Document Phase with 50% CD submittal just received and under review. Meetings for User input continue. DSA submittal is planned for April.
- OC1200 Library Renovation - Design: \$32.5M. 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 ongoing. Phasing is under review.
- OC3000 Series Renovation – Design: \$53.5M. The project is in the Programming and Collaboration phase of design. User group meetings are ongoing.
- Wayfinding and Signage – Design: \$90K.
- Building 2000 Theatre Lighting – Design: \$185K.
- Campus Wide-ADA and Utility – Ongoing: \$5M.
- Swing Space – Ongoing: \$6.3M.

Upcoming Projects

- Monument Sign – Upcoming: \$168K
- Building 4100 Office Renovation – Upcoming: \$3.7M
- Building 4700 Office Renovation – Upcoming: \$2.1M
- Building 4500 Science Renovation – Upcoming: \$33.4M

B. Status of Contracts Let

- Design-Build Request for Qualifications/Proposals (RFQ/Ps)
 - None
- Request for Task Order Proposals (RFTOPs)
 - OC New Arts Media Building 2800
 - CLC Parking and Building C Demolition Project
 - SAN Central Campus Quad and Landscape Project

C. Status of Finance (Cost to Date)

The committee reviewed the budget executive summary through December 2021. Of note:

- Transfer from OC ADA and Utility projects of \$1.1M to New Chem/Bio project.
- Addition of OC-Theater Lighting project of \$185K funded through the district.
- Transfer savings from SAN 300, 500 and 600 of \$375K to Misc Enhancement projects at SAN.

IX. Teleconferencing Meetings Pursuant to AB 361

By motion of committee member Babiarz, seconded by committee member Krival, the committee will continue to meet via teleconference pursuant to AB 361. A special meeting to approve resolution 3-21/22 allowing the continuance of teleconferencing will be held prior to the next ICBOC meeting.

Vote: 4-0-0

Aye: Howe, Babiarz, Krival, Quandt

Abstentions: None

X. Items for Future Agendas

- Special Meeting for Resolution to Teleconference AB361

XI. Adjournment

Chairperson Mazur adjourned the meeting at 2:47 pm.

Minutes Approval:

Josh Mazur
Committee Chair