

## Independent Citizens' Bond Oversight Committee

### Minutes of Regular Meeting

November 8, 2022  
(Approved \_\_\_\_\_, 2023)

#### I. Call to Order

The Independent Citizens' Bond Oversight Committee met in a regular meeting on Tuesday, November 8, 2022, in meeting room T230-03 on the Oceanside campus. Member, Mazur, called the meeting to order at 2:05 p.m.

#### II. Roll Call

Committee members present:

Alec Babiarz
Larry Barry
Bill Howe
Michael Krival
Ellen Marciel
Josh Mazur
Brandon Quandt

Committee members not present: None

Others present:

David Dunn
Tim Flood
Tom Macias

#### III. Approve Meeting Minutes

A. Special Meeting of September 13, 2022

By motion of committee member Howe, seconded by committee member Barry, the minutes of the special meeting of September 13, 2022, were approved.

Vote: 6-0-0

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

Abstention: None

B. Regular Meeting of September 13, 2022

By motion of committee member Howe, seconded by committee member Barry, the minutes of the regular meeting of September 13, 2022, were approved.

Vote: 6-0-0

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

Abstention: None

#### IV. Public Comment On and Not on the Agenda

Barry attended the Community Leaders Breakfast in October and commented that it was a great event and encouraged other members to attend next year.

#### V. Changes in Agenda Order

None.

#### VI. Welcome New Members

Members introduced themselves and provided a brief background.

## **VII. Advisory Committee Reports**

### **A. Construction**

Mazur invited new members to choose a subcommittee if they are interested in sitting on one. Marciel volunteered to serve on the construction subcommittee, Mazur will step down to keep the committee to three. Quandt volunteered to serve on the finance subcommittee.

The advisory committee met in October via Zoom. This last meeting reviewed Scheduled Maintenance, which is done annually. ICBOC does not oversee this financing, but it provides the committee with an overview of how the district uses non-bond funding on capital improvement. There has been little to no state funding for scheduled maintenance in the past few years, however, \$8M was provided by the state this year.

### **B. Finance**

The advisory committee met in October. Babiarz provided a written report. Only minor changes have been made since the 5-year plan was just approved by the board.

## **VIII. Staff Standing Reports**

### **A. Status of Projects**

There are currently 25 active projects and 14 completed projects, 3 projects not yet started, with \$344M in commitments and \$184M in expenditures as of August 2022.

#### 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. Skylight work was completed over the summer. Remaining DSA required path of travel work was completed. DSA closeout will be able to be processed after a few minor fire alarm system items are completed. Removal of the canopy in the front has exposed a waterproofing issue that is being researched to resolve.

##### On Hold

- CLC Parking & Bldg C Demolition

#### San Elijo Campus – Project Updates

##### Completed Projects

- B600 Modernization
- B300 Modernization

- B500 Renovation
- B1100 New Student Services & Administration
- B200 Renovation
- Swing Space
- B100 Renovation – DSA Closeout: \$6.1M.
- B400 Renovation – DSA Closeout: \$4.8M.
- B900 Renovation – DSA Closeout: \$2.7M.
- Underground Utilities – Closeout: \$1.9M.

#### Active Projects

- Miscellaneous Enhancements – Construction: \$1.3M. The summer construction scope was completed. B500 roof material and trellis coverings have an extensive lead time and work on those items is planned for the winter break. Design efforts are also progressing on the reclaimed water line and irrigation project that will lower the environmental impact of campus landscape irrigation.

#### On Hold

- Central Campus Quad and Landscape

### Oceanside Campus – Project Updates

#### Completed Projects

- North Storm Drain Repair
- Athletic Field Renovation
- New Parking Lot 5A & Tennis Support Building (DSA Closeout)
- Strong Workforce Development Lab/Trailer (DSA Closeout)

#### Active Projects

- B1000 Administration Renovation - Construction: \$12.8M. Construction efforts are wrapping up. Final finishes are going in throughout. Early punch work is being done. Move-in of administrative staff is being planned for the winter break.
- New KHAN Building and Gym Building – Construction: \$41.4M. Structural steel erection is wrapping up at the Gym building and in process as the KHAN building.
- New Allied Health Building – Construction: \$29.8M. Structural steel work was completed in October. A Topping Out Ceremony was held in October to celebrate the milestone. Roof decking and wall construction are moving forward.
- New Student Services Building – Construction: \$62.1M. The slab on grade was poured, elevated walkway foundations and steel were placed, interior and exterior wall framing and rough in is well underway.
- New Chemistry & Biotechnology Building – Bid & Award: \$46.9M. Guaranteed Maximum Price (GMP) negotiations were completed and approved by the board. Grading activities and utility work are moving forward. A Groundbreaking Ceremony was held in October to celebrate the start of work.
- OC New Arts and Media Building – DSA/Bid & Award: \$25.9M. GMP negotiations were completed and board approved. Full DSA

approval was received. The project has mobilized and begun grading and utility work focusing on the slope repair area initially. Planning for a Groundbreaking Celebration early in the Spring 2023 semester.

- OC1200 Library Renovation – DSA: \$32.5M. The GMP was negotiated and signed in October. DSA approval was received for the project. Preconstruction submittals and long lead material ordering are in process ahead of the planned start in January. Swing Space Village updates are currently being made to provide space for the building occupants during construction.
- OC3000 Series Renovation – Design: \$53.4M. This project is in the Design Development phase of design. Design meetings with the user group continue. DSA notified the project team in October that building 3100 will require a full seismic upgrade or replacement due to new structural code. Studies are underway to determine if the most value will be gained from replacing the building or performing a full seismic retrofit. This will impact the budget, which is not currently represented.
- Wayfinding and Signage – Design: \$90K. Design efforts have been progressing as input has been gathered from the Campus Advisory Committee, Student Accessibility Services, College Police, and other stakeholders.
- Building 2000 Theatre Lighting – Design: \$535K
- Campus Wide-ADA and Utility – Ongoing: \$3.8M
- Swing Space – Ongoing: \$6.3M

#### Upcoming Projects

- Monument Sign – Upcoming: \$168K
- Building 4500 Science Renovation – Upcoming: \$33.3M

#### On Hold

- New North Campus Parking Lot 4C Extension – Design: \$205K

### **B. Status of Contracts Let**

- Design-Build Request for Qualifications/Proposals (RFQ/Ps)
  - None
- Request for Task Order Proposals (RFTOPs)
  - OC Library Renovation – RFTOP's and RFP's in process

### **C. Status of Finance (Cost to Date)**

The committee reviewed the budget executive summary through August 2022.

The board recently approved the updated 5-year plan. No changes were noted since this approval.

## **IX. Items for Future Agendas**

- Request to audio record meetings.

**X. Adjournment**

Chairperson Mazur adjourned the meeting at 3:15 pm.

**Minutes Approval:**

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Josh Mazur  
Committee Chair