

Independent Citizens' Bond Oversight Committee

Minutes of Regular Meeting

May 9, 2023
(Approved July 11, 2023)

I. Call to Order

The Independent Citizens' Bond Oversight Committee met in a regular meeting on Tuesday, May 9, 2023, in meeting room T200 on the Oceanside campus. Chair Mazur, called the meeting to order at 2:00 p.m.

II. Roll Call

Committee members present: Bill Howe
Michael Krival
Ellen Marciel
Josh Mazur
Brandon Quandt

Committee members not present: Alec Babiarz

Others present: David Dunn
Tim Flood

III. Approve Meeting Minutes

A. Meeting of March 14, 2023

By motion of committee member Howe, seconded by committee member Marciel, the minutes of the meeting of March 14, 2023, were approved.

Vote: 4-0-0

Aye: Krival, Howe, Marciel, Quandt

Abstention: None

IV. Public Comment On and Not on the Agenda

None

V. Changes in Agenda Order

None

VI. Acknowledgement of Larry Barry's Contributions to the ICBOC

Mazur informed the committee of Barry's recent passing and acknowledged his contributions and commitment to the ICBOC. Barry served on the committee from September 2019 until his passing in April 2023. Mazur noted Barry's ability to rally the community and bring their concerns to the district.

Flood noted that Barry cared very much about the community and did a lot of outreach outside of the ICBOC. Barry will be missed.

VII. Committee Appointments and Vacancies

Mazur and Howe were reappointed for a third and final 2-year term at the April board of trustees' meeting. With Barry's passing, the bona fide taxpayers

association member position became vacant. Applications are being accepted until June 8, 2023. The appointment recommendation will be sent to the board for approval at their June meeting.

VIII. Advisory Committee Reports

A. Construction

The advisory committee postponed their April meeting and will reschedule the meeting to a later date. Mazur will return to the committee now that there is a vacancy.

B. Finance

The advisory committee met on April 25. Howe provided a brief verbal report. A written report provided by the advisory committee is attached to the minutes.

IX. ICBOC Annual Report

Flood acknowledged Rita Soza, who has been filling in for Kristen Huyck as the interim PIO, and her team's hard work on completing the ICBOC annual report. The report is an opportunity to share with the public what the committee has done over the past year. Flood also thanked the committee members for all of their contributions, and in particular, Mazur's contribution to the report introduction. The report will be presented to the board of trustees at their June meeting and ICBOC members are invited to attend. Marciel and Krival will plan to attend.

By motioned of committee member Quandt, seconded by committee member Howe, the ICBOC 2022 Annual Report was approved.

Vote: 4-0-0

Aye: Krival, Lowe, Marciel, Quandt

Abstention: None

At the request of the committee, Barry's passing will be acknowledged in next year's report.

X. Staff Standing Reports

A. Status of Projects

There are currently 17 active projects and 18 completed projects, 3 projects not yet started, with \$363M in commitments and \$233M in expenditures as of February 2023.

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.

Future Projects

- 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
- B400 Renovation
- B900 Renovation
- Underground Utilities

Active Projects

- Miscellaneous Enhancements – Construction: \$1.3M. The final building upgrades scope was completed over winter break. This includes the metal cap for B500 walls and trellis roofing material. Plans for the Recycled Water upgrades are under review with Olivenhain Water District and the SD County Health Department.

Future Projects

- Central Campus Quad and Landscape
- B700 Renovation

Oceanside Campus – Project Updates

Completed Projects

- North Storm Drain Repair
- Athletic Field Renovation
- New Parking Lot 5A (DSA Closeout)
- Strong Workforce Development Lab/Trailer (DSA Closeout)
- B1000 Administration Renovation (DSA Closeout) - The Public Information Office portion of the building was finalized and is now in use . Final punch items are nearly complete.

Active Projects

- New KHAN Building and Gym Building – Construction: \$41.4M. This project is in a framing and rough in phase with extensive activity throughout the building and along the exterior.
- New Allied Health Building – Construction: \$29.8M. This project is in a framing and rough in phase with extensive activity throughout the building and on the exterior getting ready for cladding.
- New Student Services Building – Construction: \$62.1M. Extensive rough in efforts are underway on the interior and as wall rough in is completed, drywall is being installed. The exterior is being prepared for stucco and metal panels. Continuing to work through challenges with switch gear and transformer lead times to minimize project impact.

- New Chemistry & Biotechnology Building – Construction: \$46.9M. Foundation work was completed. Structural steel is currently being erected onsite.
- OC New Arts and Media Building – Construction: \$25.9M. Grading and utility work continues. The team is currently working on the underground retention system as well ADA compliance work with the sidewalk and bus stop along Barnard Ave.
- OC1200 Library Renovation – Construction: \$32.5M. Framing has been quickly progressing on the interior and trades have been completing overhead rough in and commencing in wall work where possible. Work continues on the exterior with the revisions to the entry space.
- OC3000 Series Renovation – Design: \$53.4M. Schematic Design phase work has begun with focus on the Communications Hub. Meetings for User group input are continuing.
- Wayfinding and Signage – Design: \$90K. Design efforts are nearly complete for an updated Oceanside Signage Standard. The team is moving forward on a design for biddable plans to implement signage updates across campus. Additionally, the team is working to do “street view” mapping of the campuses starting with San Elijo.
- 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

Future Projects

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

B. Status of Contracts Let

- Design-Build Request for Qualifications/Proposals (RFQ/Ps)
 - 4500 Building RFQ/P upcoming
- Request for Task Order Proposals (RFTOPs)
 - None

C. Status of Finance (Cost to Date)

The committee reviewed the budget executive summary through February 2023.

OC Wayfinding and Signage – supplemented \$200K from district fund 41 (capital projects) for bid document preparation.

OC Strong Workforce – realignment of \$6,156 in bond and district funds based on expenditures in last fiscal year.

Program Reserves - realignment of \$6,156 in bond and district funds based on expenditures in last fiscal year.

Krival asked Quandt, from the student perspective, if he's received any feedback from other students regarding the construction and impact. Signage has been confusing during construction, as well as balancing the disruptions and the speed of construction.

XI. Items for Future Agendas

Student Feedback Regarding Construction

XII. Adjournment

Chairperson Mazur adjourned the meeting at 2:52 pm.

Minutes Approval:

Josh Mazur
Committee Chair

Finance Committee Report

Budget and Annual Audit Comparative Review

At the last full ICBOC meeting, a request was made to reconcile an Audit reported expense versus the Workday reports that are reviewed by the Finance Committee.

Dave Dunn provided a comparison Excel file that showed the differences between the reports and audit accounting.

1. Audit report only reflects bond funds, Master Project Budget (MPB) reports to ICBOC show all funds.
2. Accrual data is not included in bond MPB reporting. MPB is based on actuals for the year.
3. MPB and district may not always finalize month end data on the same day.
4. Project costs allocations adjustments.
5. Some minor errors were found and corrected.

Review of Budget Changes

Notable changes in budgets since the last meeting included:

1. All Swing space budgets have been consolidated from individual projects. Moved \$1.8M from OC1000 to swing space budget.
2. Program Support Costs/Bond Issuance/Program Reserves –
 - a. New line item was created to separate out the cost of bond issuance from other costs.
 - b. \$300,000 came from Program Support and \$595,870 from Program Reserves.

Review of New Contracts

The committee reviewed new contracts between October 25 – December 18, 2022.

- Construction and Design Build Contracts ~ \$41K
- Construction and Design Build Change Orders ~ \$613K
- Architectural and Engineering Services Task Orders - \$0
- Geotechnical Engineering Change Orders ~ \$14K
- Civil Engineering Task Orders - \$0
- Civil Engineering Task Change Orders - \$0
- Inspector of Record Task Orders - \$148K
- Inspector of Record Task Change Orders - \$0
- Special Inspection Task Change Orders - \$0
- Miscellaneous Professional Service Agreements - \$0

Independent Citizen Bond Oversight Committee visit/walk though, 9am 14 February 2023

Committee Members onsite: Ellen Marciel

Larry Barry

Michael Krival Delayed absent

Others Present

Melanie Haynie

Tim Flood

Tom Marias

David Dunn

Site Manager Tour guide Derrik Watkins

9:10am First walk though was the “New” Gym Building KHAN Building. This point of development is steel skeleton. HVAC Rooftop Units. Not a raised Court playing surface, Floor mount. Noted that the entrance for Welcome, Tickets and Trophy case was impressive. Next Building is Allied Health Building aka Nursing Instruction. Noted that much more size/space for instruction than existing building. Noted that both buildings were Design Build Bid. Question from Ellen was how many Subcontractors, Derek said more than 13 trades. Design Build Bid, Which prove to save money and on time management. Point of interest the pathway between buildings Emergency access driveway as well as student pathway. When exit the north side of the building notice Runoff Basin reclaim runoff water. At this time we walked to the walk way bridge over Barnard Drive. On the bridge we were meet by two Project Managers for The New Student Services Building and the New Chemistry and Biotechnology Buildings. I did not get their names. Noted both men were very motivated for each of their Projects. Noted Design Build Bid both Buildings. Excavation was a problem because soil was unstable and had to be removed and replace to stabilize footings. Noted that point of interest, PM speaker stated the building may be complete but it may take up to 6 months to fill with office equipment, computers, chair desks i.e.. All Projects are on time and on budget.

Meetings ended 9:50am