

Independent Citizens' Bond Oversight Committee

Minutes of Regular Meeting

Jul 11, 2023

(Approved September 12, 2023)

I. Call to Order

The Independent Citizens' Bond Oversight Committee met in a regular meeting on Tuesday, July 11, 2023, in meeting room T200 on the Oceanside campus. Chair Mazur, called the meeting to order at 2:03 p.m.

II. Roll Call

Committee members present: Alec Babiarz
Bill Howe
Ellen Marciel
Josh Mazur
Brandon Quandt

Committee members not present: Michael Krival

Others present: David Dunn
Tim Flood
Tom Macias

III. Approve Meeting Minutes

A. Meeting of May 9, 2023

By motion of committee member Howe, seconded by committee member Babiarz, the minutes of the meeting of May 9, 2023, were approved.

Vote: 4-0-0

Aye: Babiarz, Howe, Marciel, Quandt

Abstention: None

IV. Public Comment On and Not on the Agenda

None

V. Changes in Agenda Order

None

VI. Committee Appointments

Eleanor Evans is being recommended to fill the vacant taxpayer association position at the July meeting.

VII. Advisory Committee Reports

A. Construction

Marciel reported that the committee did a walk-through of finished building, as well as walk throughs of projects in progress.

B. Finance

Babiarz provided a written report, highlighting that there were no budget changes.

Flood noted Marciel was at the last board meeting to represent the ICBOC as the board received the annual ICBOC report and thanked her for representing the committee.

VIII. 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 \$246M in expenditures as of April 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. Plans for the Recycled Water upgrades are under review with Olivenhain Water District and the SD County Health Department. Approved approval is received the final plans will be bid out.

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)

Active Projects

- New KHAN Building and Gym Building – Construction: \$41.4M. : Exterior finishes are going on the Gym building currently. Inside, rough in is wrapping up and drywall is being finished. At the KHAN building interior rough in is nearing completion and exterior finishes are being installed. The ADA ramp work down to the track is in progress.
- New Allied Health Building – Construction: \$29.8M. Exterior finishes are completing on the Heyden Hall building and interior finishes are now going in.
- New Student Services Building – Construction: \$62.1M. Rough in work on the interior is wrapping up. Drywall installation is continuing. Exterior stucco work is in process.
- New Chemistry & Biotechnology Building – Construction: \$46.9M. Structural steel work was completed and metal decking has been installed. Elevated concrete walkways have been poured. Trades are roughing in where items will be poured into concrete slabs.
- OC New Arts and Media Building – Construction: \$25.9M. Grading of the building pad and underground utilities are underway. The project completed its first “phase” of work and opened up Barnard, the slope work, and preliminary access on the new East side drive lane.
- OC1200 Library Renovation – Construction: \$32.5M. Framing and trade rough in work is continuing. Hanging of drywall has begun. Work on exterior concrete is happening over the summer. Work continues on the revised exterior for the new main building entry.
- OC3000 Series Renovation – Design: \$53.4M. Schematic design phase efforts have been completed and the design development phase of design work is kickoff off. The project was recently presented to the District’s Executive Management team.
- Wayfinding and Signage – Design: \$90K. A few updates are in process to finalize the new Signage Standard. The team is moving forward to create a biddable set of plans to implement signage updates across the Oceanside campus. The Board of Trustees approved additional funding for a construction phase of this project.
- 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)

IX. 5-Year Capital Improvement Plan Update

The district is required to submit a 5-Year Capital Improvement Plan (CIP) to the California Community Colleges Chancellor's Office (CCCCO) every year by June 30th. The plan identifies the CIP the District plans to implement and include updated estimated costs and schedules. The CCCCCO utilizes these plans as a planning, funding, and asset management tool.

The Five-Year Construction Plan and CIP are driven by the 2016 Facilities Master Plan Update and utilize multiple funding sources, including Measure MM, state/other and district. The plan is aligned and coordinated with Capital Improvement Program Master Budget and Master Schedule and includes budget revisions based on current market conditions.

Changes to 2025-29 plan include removal of completed projects, savings captured for projects completed under budget, added new projects for space needs, solar security and infrastructure, updated projects impacted by DSA requirements and market conditions, updated funding allocations to meet bond spend down requirements.

Tentative Project Savings:

CLC Student Services – (\$298,613)
 CLC 100&200 Reno – (\$1,626,256)
 CLC Bldg C – (\$2,140)
 SAN 900 – (\$85,649)
 SAN 400 – (\$169,360)
 SAN Swing Space – (\$361,962)
 OC Park Lot 4C – (\$104,632)
 OC-Track & Field Reno – (\$1,946)
 OC-New Monument Signage – (\$167,512)
 OC Strong Workforce – (\$165,992)

Non-Bond Funding Sources:

CLC – Solar Project - \$1,500,000 State Scheduled Maintenance
 SAN 700 - \$685,895 District Scheduled Maintenance
 OC Reno Prof Dev - \$3,766,462
 OC Stair Removal - \$1,491,221
 Security Camera Project - \$703,000

OC Solar Project - \$ 16,000,000
OC Signage & Wayfinding - \$4,000,000

Additional Funding Allocated or Reduced:

OC 3000 Series Reno - \$15,900,000
OC Campuswide ADA – (\$610,141) scope will be within specific projects
OC Campuswide Utility – (\$703,000) reallocated to security camera project
OC 4500 Reno - \$2,200,000 additional construction costs
OC Swing Space - \$1,000,000 use of space through early 2028 and district funding to meet spend down requirements

Members asked for clarification on how savings come about after a project is listed as closed. Full closure of completed projects is held until the end of the fiscal year for ease of accounting. The end of the fiscal year does not occur until June 30, 2023, and invoices continue to come in and are paid out until early August. There will always be some lag time between a project completion/closure and when the final accounting is completed.

The Board of Trustees approved the District to go out for a Certificate of Participation (COP) for the additional funds needed.

X. Items for Future Agendas
None

XI. Adjournment
Chairperson Mazur adjourned the meeting at 3:12 pm.

Minutes Approval:

Josh Mazur
Committee Chair

Finance Advisory Subcommittee
Tuesday, June 13, 2023
Report for ICBOC July 11, 2023

Review of Budget Changes

No changes since the last meeting.

Review of New Contracts

The committee reviewed new contracts between February 18, 2023 – April 21, 2023.

- Construction and Design Build Contracts ~ \$66K
- Construction and Design Build Change Orders ~ \$1.9M
- Architectural and Engineering Services Task Orders - \$0
- Architectural and Engineering Services Task Change Orders ~ (\$10K)
- Geotechnical Engineering Change Orders ~ \$0
- Civil Engineering Task Orders - \$0
- Civil Engineering Task Change Orders - \$0
- Inspector of Record Task Orders - \$0
- Inspector of Record Task Change Orders - \$0
- Special Inspection Task Change Orders – \$70K
- Miscellaneous Professional Service Agreements - \$0