

Independent Citizens' Bond Oversight Committee

Minutes of Regular Meeting

September 12, 2023
(Approved November 14, 2023)

I. Call to Order

The Independent Citizens' Bond Oversight Committee met in a regular meeting on Tuesday, September 12, 2023, in meeting room T200 on the Oceanside campus. Chair Mazur, called the meeting to order at 2:09 p.m.

II. Roll Call

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

Committee members not present: Alec Babiarz

Others present: David Dunn
Tim Flood
Tom Macias
David Sigens

III. Approve Meeting Minutes

A. Meeting of July 11, 2023

By motion of committee member Marciel, seconded by committee member Quandt, the minutes of the meeting of July 11, 2023, were approved.

Vote: 3-0-1

Aye: Krival, Marciel, Quandt

Abstention: Evans

IV. Public Comment On and Not on the Agenda

David Sigens addressed the committee regarding his concerns he has had regarding the various projects the district is working on. Had only learned of the committee last week. Flood suggested PIO join the next meeting to address any concerns about outreach and how to improve.

V. Changes in Agenda Order

None

VI. Committee Appointments

Members introduced themselves to new committee member Evans.

VII. Advisory Committee Reports

A. Construction

No meeting last month. Mazur provided Evans with an overview of what to expect as a member of either advisory committee.

B. Finance

Howe provided a brief review of the written report that was submitted. No significant changes from what the committee had previously seen, because the ICBOC had already seen the major 5-year plan revisions that were approved by the board of trustees.

VIII. Staff Standing Reports

A. Status of Projects

There are currently 18 active projects and 21 completed projects, 3 projects not yet started, with \$367M in commitments and \$272M in expenditures as of June 2023.

Community Learning Center – Project Updates

Completed Projects

- Arby's Demolition
- New Monument Signage and Entryway Gateway
- New Student Services Building
- Buildings 100 + 200 Renovation

Active Projects

- Solar Project – In Design: \$1.5M. Schematic plans are being developed and agency jurisdictional requirements are being coordinated.

Members asked questions regarding the life-expectancy of the panels and responsibility of maintenance. Project is a non-bond item, but shared with the committee since it may impact bond projects. Solar projects are planned at all three sites and contracts were entered into prior to the switch from NEM 2.0 to NEM 3.0 to take advantage of the prior program benefits.

San Elijo Campus – Project Updates

Completed Projects

- B600 Modernization
- B300 Modernization
- B500 Renovation
- B1100 New Student Services & Administration
- B200 Renovation
- Swing Space
- Central Campus Quad and Landscape
- B100 Renovation
- B400 Renovation
- B900 Renovation
- Underground Utilities

Active Projects

- Path of Travel Upgrade – Permitting: \$500K. This project has been designed and approved by DSA and is now being reviewed with Coastal Commission to coordinate their requirements.
- Solar Project – Design: \$2M. Schematic plans are being developed and agency jurisdictional requirements are being coordinated.
- 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.

Members asked clarifying questions regarding path of travel/ADA requirements and the recycled water projects.

Oceanside Campus – Project Updates

Completed Projects

- North Storm Drain Repair
- Track and Field Support Renovation
- New North Campus Parking Lot 4C Ex – Phase 1
- New Parking Lot 5A
- Strong Workforce Development Lab/Trailer (DSA Closeout)
- B1000 Administration Renovation (DSA Closeout)

Active Projects

- New KHAN Building and Gym Building – Construction: \$41.4M. The site is busy with activity. Finishes are being installed on the interior and exterior of both buildings. A large graphic is up on the Gym wall and the wood gym flooring is going down.
- New Allied Health Building – Construction: \$29.8M. Interior finish work continues. Casework is being installed. Mechanical, electrical, and plumbing device and fixture installation is in process. Working on concrete flatwork around the site.
- New Student Services Building – Construction: \$62.1M. Interior painting has started. Scaffolding is coming down on the exterior. Site grading for concrete flatwork is in process. A significant development is that an alternative transformer manufacturer was found that should allow the project to be completed much sooner and now targeting mid-Spring semester move in.
- New Chemistry & Biotechnology Building – Construction: \$46.9M. Wall framing work is progressing, mechanical, electrical, and plumbing trades are doing rough in, utility work is going in around the site.
- OC New Arts and Media Building – Construction: \$25.9M. Grading work for the building pad and foundations has been progressing. Utilities are being installed.
- OC1200 Library Renovation – Construction: \$32.5M. Summer concrete/sidewalk scopes of work were completed. The site was impacted by the hurricane Hilary rain event, but mitigation work is

being completed where repairs are required. Framing, drywall, roofing, flooring prep and exterior glazing are all activities that are currently happening.

- OC3000 Series Renovation – Design: \$53.4M. The team has completed their 50% Design Development package and page turn meetings are taking place to review and get detailed technical input. A value engineering exercise took place that resulted in keeping the project within budget.
- Wayfinding and Signage – Design: \$4.3M. The new Signage Standards have been finalized. Early phase design work is happening on an overall signage implementation design for the Oceanside campus.
- Building 2000 Theatre Lighting – Design: \$535K
- Solar Project – Design: \$16M.
- OC4500 Science Renovation – Procurement: \$35.5M.
- Campus Wide-ADA and Utility – Ongoing: \$3.8M
- Swing Space – Ongoing: \$6.3M

Upcoming Projects

- Security Camera Project: \$700K.
- Renovation for Professional Development: \$3.8M
- Stair Removal and Bridge Repair: \$1.5M

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)

No budget changes since the last ICBOC meeting. The new budget presented to the group reflects the five-year plan changes approved at the last board meeting. Flood reminded the group that the projects to review are listed as funded in the Measure MM column.

Krival asked about the COP that's been discussed. COPs do not get paid for by taxpayers, so this bond will not be under the purview of an oversight committee. If approved by the board, the district would pay the \$50M bond back over 30 years.

IX. Items for Future Agendas

PIO Discussion of Outreach

X. Adjournment

Chairperson Mazur adjourned the meeting at 3:18 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