

Independent Citizens' Bond Oversight Committee

Minutes of Regular Meeting

November 14, 2023
(Approved January 9, 2024)

I. Call to Order

The Independent Citizens' Bond Oversight Committee met in a regular meeting on Tuesday, November 14, 2023, in meeting room CLC103 at the Community Learning Center. Chair Mazur, called the meeting to order at 1:57 p.m.

II. Roll Call

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

Committee members not present: Michael Krival

Others present: David Dunn
Ed Dajani
Tim Flood
Kristen Huyck

III. Approve Meeting Minutes

A. Meeting of September 12, 2023
By motion of committee member Howe, seconded by committee member Marciel, the minutes of the meeting of September 12, 2023, were approved.

Vote: 5-0-0

Aye: Babiarz, Evans, Howe, Marciel, Quandt

Abstention: None

IV. Public Comment On and Not on the Agenda

Dunn introduced Ed Dajani, who will be replacing Dunn as the MCC program lead. Dunn will transition to a regional role but will still be present at MCC. Dajani is not new to the MCC program, having worked on projects at both the San Elijo Campus and the Community Learning Center. The committee welcomed Dajani to the team.

V. Changes in Agenda Order

Babiarz requested that the Finance Committee Report be addressed first.

VI. Public Information Office Outreach Efforts

Huyck invited members to ask questions regarding the district's communication efforts regarding the bond. Babiarz asked if there would be any ribbon cuttings coming up. There are three grand opening ribbon cutting events coming up, as well as one open house, in the next several months. Gym – February, Student

Services – April or later, Open House for Library and Learning Commons in fall 2024, Chem/Bio in fall 2024. Email and print invites will go out, as well as press releases. The district will also be celebrating its 90th anniversary next year.

Flood reminded members that three community forums will be taking place this week and next to garner input from the community about the future of facilities at MCC. Members were invited to attend in person or to provide input via the online survey .

Mazur asked if the annual update to the 5-year capital improvement plan is promoted promoted/advertised to the public. Currently, the plan is mentioned in the ICBOC annual report and is reviewed and approved by the board of trustees each year. Further promotions can be added if there is a need.

Mazur complimented the district on the wonderful job it does reaching out to the community, asking for their input, and providing opportunities to participate.

VII. Advisory Committee Reports

A. Construction

Marciel reported that the committee met via Zoom on October 10, 2023, to review the district's Scheduled Maintenance report. Annually, the district shares with the committee details on the scheduled maintenance projects that are planned and have been completed.

B. Finance

Babiarz provided a review of the written report from the last finance advisory committee meeting on October 10, 2023. There were no changes in the budgets since the previous report. The committee also reviewed new contracts. The committee requested to see an example of how funding for one project tracks through the process. Babiarz' term will end in April, so a replacement chair will need to be identified.

VIII. Staff Standing Reports

A. Status of Projects

There are currently 17 active projects and 22 completed projects, 3 projects not yet started, with \$369M in commitments and \$285M in expenditures as of August 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. Initial design documents were reviewed. The project has now entered the Construction Document phase. DSA review requirements are being coordinated.

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. The plan submission is being finalized for Coastal Commission review.
- Solar Project – Design: \$2M. Initial plans were reviewed and Construction Documents are being developed. CEQA required documents are being prepared. Coastal Commission Amendment is in process for submissions.
- Miscellaneous Enhancements – Construction: \$1.3M. Approvals were received from Olivenhein Water District and the San Diego Health Department. This project is planned to be bid in the spring of 2024 to complete as much as possible in the summer of 2024.

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
- B1000 Administration Renovation (DSA Closeout)
- Building 2000 Theatre Lighting

Active Projects

- New KHAN Building and Gym Building – Construction: \$41.4M. The site is busy with activity as building activity wraps up. Completing finish work and commission activities are a big focus. Site concrete is being poured around the buildings. Once these buildings are turned over, existing Gym & KHAN buildings will be demolished for the next phase of site work.

- New Allied Health Building – Construction: \$29.8M. Punch, finish work and equipment commissioning activities are occurring. Concrete work is being poured around the site. This building is planned to be turned over to the district over winter break. Furniture and technology systems will then be set up for use beginning in the summer of 2024.
- New Student Services Building – Construction: \$62.1M. Working to bring power online in the building, completing site work around the project, working to procure steel to support solar to install on the roof. Occupancy is being planned for summer of 2024.
- New Chemistry & Biotechnology Building – Construction: \$46.9M. Framing and rough in work continues. The roof was dried in. Drywall is being installed where ready. The chiller lines are being completed and tied in.
- OC New Arts and Media Building – Construction: \$25.9M. Foundations have been poured for the building. Below slab rough in is continuing. Targeting a slap pour near the start of December.
- OC1200 Library Renovation – Construction: \$32.5M. Work on the project is primarily focused on finishes at this point. Inside, flooring, paint and trade trim out work are all occurring. The exterior is planned to be painted soon. The building is planned for a phased move in during spring and summer of 2024.
- OC3000 Series Renovation – Design: \$69.3M. The project has moved into the Construction Document phase of design and the focus is on technical detailing. Design meetings continue when needed to support this work.
- Wayfinding and Signage – Design: \$4.3M. Estimates are being put together for implementing the different elements of the signage plan. This will inform what scope will be possible.
- Solar Project – Design: \$16M.
- OC4500 Science Renovation – Procurement: \$35.5M.
- Campus Wide-ADA and Utility – Ongoing: \$2.5M
- Swing Space – Ongoing: \$9M

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 has moved to RFP Phase. Four shortlisted firms participating.
- Request for Task Order Proposals (RFTOPs)
 - Inspector of Record and Geotechnical pools. Original pools have expired.

C. Status of Finance (Cost to Date)

No changes since the last report in September.

Evans thanked and commended staff for providing such detailed and transparent information on bond activities, noting that it was the most transparency she has seen throughout her years of participating in this type of committee work.

IX. Items for Future Agendas

X. Adjournment

Chairperson Mazur adjourned the meeting at 2:45 pm.

Minutes Approval:

Josh Mazur
Committee Chair

November ICBOC meeting Finance Committee Report:

Review of Budget Changes

There were no new budget changes in the last period.

Review of New Contracts

The committee reviewed new contracts between June 24, 2023 – August 21, 2023.

See attached report:

- Construction and Design Build Contracts ~ \$389K
- Construction and Design Build Change Orders ~ \$156K
- Architectural and Engineering Services Task Orders - \$0
- Architectural and Engineering Services Task Change Orders - \$0
- Geotechnical Engineering Task Change Orders ~ \$6K
- Civil Engineering Task Orders - \$0
- Civil Engineering Task Change Orders - \$0
- Inspector of Record Task Orders - \$0
- Inspector of Record Task Change Orders ~ \$43K
- Special Inspection Task Change Orders ~ \$150K
- Miscellaneous Professional Service Agreements - \$0

Babiarz requested to have an example of how change orders are shown in the overall budget for a particular project. An example will be provided at the next meeting.