

Independent Citizens' Bond Oversight Committee 2020 ANNUAL REPORT



MIRACOSTA COMMUNITY COLLEGE DISTRICT

MEASURE MM
CONSTRUCTION BOND PROGRAM
miracosta.edu/measuremm

MESSAGE FROM THE CHAIR

I AM VERY PLEASED to present to you, on behalf of the MiraCosta Community College District (MCCD) Independent Citizens' Bond Oversight Committee (ICBOC), the 2020 annual report, detailing the progress of the District's \$455 million Measure MM, passed in 2016.

In the four years since the bond measure was approved, seven projects have been completed. Five others are in the construction phase, three are scheduled to be completed by mid-2021, and eight other projects are in design. As California deemed public works projects like these as essential work, the District is on track to complete projects on time as committed to local voters and taxpayers to have state-of-the-art facilities ready when a return to in-person instruction can take place.

Laws governing the passage of public construction measures require strict accountability for the spending of funds and include annual independent audits in addition to public oversight. Since the program's inception, all Measure MM performance audits have been "clean"—meaning there were no issues with Measure MM internal controls or accounting practices, and the district complied with all requirements for bond proceeds.

Transparency is a top priority for the ICBOC, and we are pleased to report MiraCosta was among 17 local school and community college districts to be awarded an A- in the San Diego County Taxpayers Education Foundation's 2020 School Bond Transparency report—the highest grade awarded in the report. MiraCosta was cited for having "showcased exemplary organization of its ICBOC website" and that the District stands out for "having a website with a user-friendly interface in which all information is categorized and presented separately for better navigation."

ICBOC meetings are always open to the public, albeit in a virtual format. Please visit the ICBOC website at miracosta.edu/icboc. You can learn about the overall Measure MM program at miracosta.edu/aboutmm.

Sincerely,

Josh Mazur, Chair

About Measure MM

Measure MM is a \$455 million general obligation bond approved by voters in 2016 to modernize aging facilities and upgrade instructional technology. Measure MM received nearly two-thirds approval; 55 percent was required to pass the measure.



The measure provides for several key improvements, including:

- Upgrades to the Veterans Center to enhance facilities and services that provide job training, job placement, counseling, and support services
- Upgrades to career training facilities for science, healthcare, technology, and skilled trades
- Modernize instructional technology for improved student learning in core subjects like math, science, and technology
- Improve access for students with disabilities
- Repair or replace leaky roofs, worn-out floors and restrooms, old rusty plumbing, and faulty electrical systems
- Update science centers and labs to allow for state-of-the-art courses in biology, chemistry, and physical sciences

The cost to taxpayers will be approximately \$15 per \$100,000 of assessed value annually. All Measure MM funds will stay in the MiraCosta community to support our local community college students and campuses.

About the Independent Citizens' Bond Oversight Committee

The committee was appointed to oversee the bond proceeds from the \$455 million bond Measure MM passed in November 2016.

These independent committees are required by Proposition 39, the ***Smaller Classes, Safer Schools, and Financial Accountability Act*** passed in November 2000, which put into place specified accountability requirements, including requirements for certain types of audits.

During 2020, the ICBOC committee:

- Received and reviewed the annual independent performance audit.
- Received and reviewed standing reports on the status of design, construction, contracts let, scope of service for negotiated contracts, and cumulative expenditures of taxpayers' money.
- Received and reviewed the five-year Capital Construction Plan.
- Reviewed and provided feedback on cost-savings measures for the program.
- Received updates on the schedule for a second bond installment.
- Reviewed the impact of the COVID-19 pandemic on the District's capital improvement program.
- Established and began holding meetings for advisory committee groups for construction and finance.
- Conducted walkthroughs of project sites as pandemic restrictions permitted.
- Conducted an orientation for new members.

The members currently serving on the MiraCosta College Independent Citizens' Bond Oversight Committee include:

- **Josh Mazur, Chair**
Business Organization
- **Alec Babiarz**
District Foundation Representative
- **Larry Barry**
Taxpayers Association Representative
- **Rigdon Curry**
Senior Citizens' Representative
- **William V. Howe**
At-Large Community Representative
- **Michael Krival**
At-Large Community Representative
- **Jade MacEoghain**
Student Representative

If you'd like to apply for a position on the ICBOC, please complete the application at miracosta.edu/ICBOCApp.

On the Cover: Oceanside's new track and athletics field replaced an outdated facility first built in the early 1980s. **Right:** Drought tolerant landscaping incorporates native California species to attract birds and butterflies to help enrich the local ecology.



Bond Issuances & Ratings

The second issuance of Measure MM bond—\$255 million—was sold in September 2020. As with the first issuance, the bonds were in high demand and oversubscribed in all categories with extremely low yields. The lower yields will save taxpayers significantly over the life of the bonds.

The true interest cost to taxpayers will be 2.1%. With the cost of the issuance and interest over the next 25 years, the \$255 million in bonds will net a debt service total of \$340 million, including principal and interest.

MiraCosta maintains the highest ratings possible from both Moody's Investors Services and Standard & Poor's Global. Moody's Aaa rating reflects "the District's financial flexibility, strong and prudent management, low debt levels, and manageable pension liability." In once again assigning its AAA credit rating, S&P noted the District's "financial practices are strong and well-embedded, and key management practices and policies include frequent review of the budget with board participation in multi-year planning along with realistic and well-grounded review and expenditure assumptions." **These top bond ratings provide an important benefit to taxpayers by keeping the costs of borrowing and repayment down.**

Five-Year Capital Construction Plan & Re-Benchmarking

MiraCosta's original Facilities Master Plan provided a high-level plan for the transformation of the District's four campuses. It was updated in 2016 to incorporate greater detail and guidance, including high-level construction phasing timelines and conceptual cost estimates.

As the projects have been designed, bid, and built, more has been learned about the conditions of outdated buildings, utilities, and infrastructure, providing greater context for changes in code requirements, and more realistic cost estimation, construction timelines, and project budgeting and scheduling. These, along with newly developed and updated campus standards, are the main factors behind the need to re-benchmark the original plan.

The re-benchmarking process took approximately six months. It was reviewed by the ICBOC and approved by MiraCosta's Board of Trustees. The re-benchmarking efforts were incorporated into MiraCosta's Five-Year Capital Construction Plan, which is updated and submitted annually to the California Community College's Chancellor's Office for review and approval.

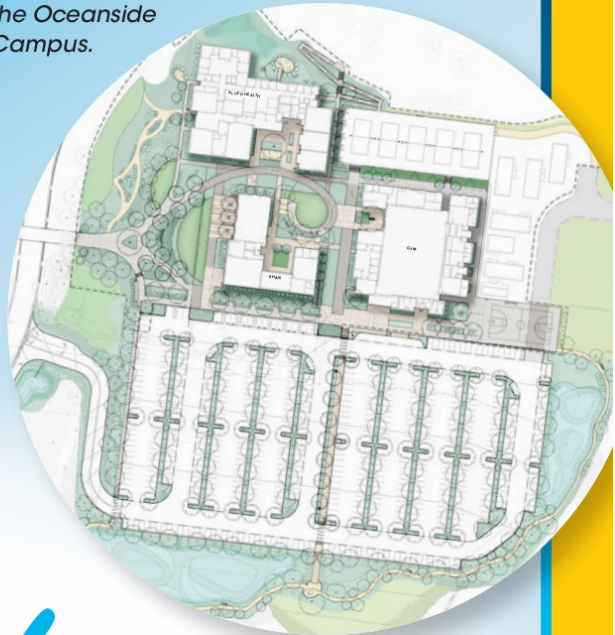
Some of the key changes in the re-benchmarking plan include:

- Converting projects from modernizations to renovations; initial costs may be higher to replace aging equipment, but it results in greater cost savings with fewer instructional disruptions.
- Allowing for greater flexibility for unforeseen conditions, Division of State Architect (DSA) requirements, and enhanced city storm water code requirements.
- Budgetary flexibility so that newly-developed or expanded instructional and student services programs are incorporated into the Capital Construction Plan.
- Construction schedule flexibility to accommodate grouping of smaller projects into larger, more competitive design-build packages, and inclusion of changes in facility needs as influenced by the longer-term impacts of the pandemic.
- View Five-Year Capital Construction Plan at miracosta.edu/Five-Year-Construction-Plan
- View the Facilities Master Plan at miracosta.edu/Facilities-Master-Plan



- The first new building to be completed, the CLC's Student Services Building, includes "green" features, such as high-efficiency fixtures and materials with recycled content.

- Designs are underway for new buildings forming the new Health and Wellness Academic Hub at the Oceanside Campus.



PROGRAM

Milestones



- San Elijo's new Student Services and Administration Building will provide a welcoming new gateway to the campus.

- Lining the CLC's new entryway, the incorporation of drought-tolerant landscaping and xeriscaping will help conserve water, protecting precious resources.



2020 PROGRAM HIGHLIGHTS

OCEANSIDE CAMPUS

Athletic Field Renovation

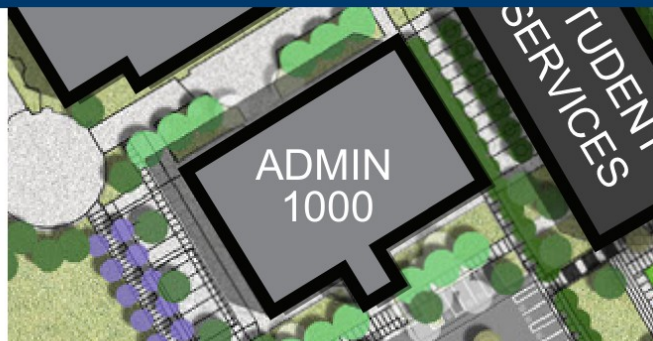
- **PHASE:** Closeout
- **DELIVERY METHOD:** Design-Bid-Build
- **PROJECT BUDGET:** \$9.95 million
- **ARCHITECT:** LPA
- **GENERAL CONTRACTOR:** Los Angeles Engineering
- **BUILDING SPACE:** 2,100 Total Gross Square Feet
- **SCHEDULE:**
Design: January–December 2018 (COMPLETED)
Division of the State Architect (DSA) Design Review/
Approval: January–March 2019 (COMPLETED)
Bid/Award: April–May 2019 (COMPLETED)
Construction: Summer 2019–Winter/Spring 2021
Closeout: Winter 2020–Winter/Spring 2021



- **SCOPE:** The project consists of replacing the existing track and field as well as replacing the existing storage building with restrooms, a changing facility, and storage. The removal of the existing track will facilitate the addition of an international sized soccer field and a multi-purpose field in its place. A walking/jogging path will be located around the perimeter of the athletic fields.
- **STATUS:** Closeout activities are on track to be completed by Spring 2021.

Building 1000 Administration Renovation

- **PHASE:** Design
- **DELIVERY METHOD:** Design-Bid-Build
- **PROJECT BUDGET:** \$12.9 million
- **ARCHITECT:** Little Architects
- **GENERAL CONTRACTOR:** TBD
- **BUILDING SPACE:** 18,800 Total Gross Square Feet
- **SCHEDULE:**
Design: July 2018–November 2020 (COMPLETED)
DSA Design Review/Approval: Fall 2020–Spring 2021
Bid/Award: Spring 2021
Construction: Summer 2021–Fall 2022
Closeout: Fall–Winter 2022



- **SCOPE:** The Administration Building will undergo a renovation to improve space efficiency and accessibility and replace failing infrastructure components. The existing mechanical, electrical, plumbing and structural systems will be replaced/upgraded to meet current building and seismic code requirements. The project also includes the installation of temporary portables to provide a home for campus administration while the renovation is underway.
- **STATUS:** The design for the renovation project is currently in DSA backcheck. Contractor prequalification process should be completed this month. The temporary housing/swing space phase of this project began construction and current activities include site demolition and grading, as well as underground utility installations. Swing Space construction should be completed in Spring 2021 with move-in set for Summer 2021.

2020 PROGRAM HIGHLIGHTS

OCEANSIDE CAMPUS

New Parking Lot-5A

- **PHASE:** Construction
- **DELIVERY METHOD:** Design-Build
- **PROJECT BUDGET:** \$13.6 million
- **PROGRAMMING & CRITERIA ARCHITECT:** Lionakis
- **DESIGN-BUILD TEAM:** Balfour Beatty/HMC Architects
- **BUILDING SPACE:** 600 Total Gross Square Feet
- **SCHEDULE:**
 - Criteria Design: November 2018–March 2019 (COMPLETED)
 - Design-Build Procurement: January–October 2019 (COMPLETED)
 - Design: November 2019–June 2020 (COMPLETED)
 - DSA Design Review/Approval: July–October 2020 (COMPLETED)
 - Final Guaranteed Maximum Price (GMP) Contract Negotiations: November–December 2020 (COMPLETED)



Construction: Winter/Spring–Fall 2021
Closeout: Fall 2021

- **SCOPE:** A new parking Lot will provide 500+ additional parking spaces and will be located near the main entrance to the campus. The parking lot will have electric vehicle (EV) charging stations and infrastructure for a future photovoltaic shade structure system.
- **STATUS:** Bidding closed in December 2020; construction began in January 2021.

New Gym Building

- **PHASE:** Design
- **DELIVERY METHOD:** Design-Build
- **PROJECT BUDGET:** \$40.4 million
- **PROGRAMMING & CRITERIA ARCHITECT:** Lionakis
- **DESIGN-BUILD TEAM:** Balfour Beatty/HMC Architects
- **BUILDING SPACE:** 35,000 Total Gross Square Feet
- **SCHEDULE:**
 - Criteria Design: November 2018–March 2019 (COMPLETED)
 - Design-Build Procurement: January–October 2019 (COMPLETED)
 - Design: Fall 2019–Spring 2021
 - DSA Design Review/Approval: Spring–Summer 2021
 - Final Guaranteed Maximum Price (GMP) Contract Negotiations: Summer–Fall 2021



Construction: Fall 2021–Fall 2023
Closeout: Fall 2023–Winter/Spring 2024

- **SCOPE:** The new Gymnasium and the Kinesiology, Health, and Nutrition Studies (KHAN) building will replace the existing gym buildings and provide a consolidated location for the new gymnasium, athletics instruction spaces, student study spaces, and the Wellness Center. The facility will also include locker rooms, equipment storage, and a multi-purpose studio.
- **STATUS:** The project is currently in the design development phase. User group meetings and design/constructability coordination meetings are on-going. In construction drawing phase.

2020 PROGRAM HIGHLIGHTS

OCEANSIDE CAMPUS

New Allied Health Building

- **PHASE:** Design
- **DELIVERY METHOD:** Design-Build
- **PROJECT BUDGET:** \$24.5 million
- **PROGRAMMING & CRITERIA ARCHITECT:** Lionakis
- **DESIGN-BUILD TEAM:** Balfour Beatty/HMC Architects
- **BUILDING SPACE:** 20,450 Total Gross Square Feet
- **SCHEDULE:**
Criteria Design: November 2018–March 2019 (COMPLETED)
Design-Build Procurement: January–October 2019 (COMPLETED)
Design: Fall 2019–Winter/Spring 2021
DSA Design Review/Approval: Spring–Summer 2021
Final Guaranteed Maximum Price (GMP) Contract Negotiations: Summer–Fall 2021



Construction: Fall 2021–Spring 2023
Closeout: Spring–Summer 2023

- **SCOPE:** A new facility will provide a consolidated location and appropriate facilities for all the Allied Health programs. The preliminary program includes state-of-the-art simulation spaces, including patient and operating rooms, as well as hands-on skills labs, classrooms, and student study spaces. The building will be a single-story structure whose design is coordinated with the new gym complex to create a unified campus and design aesthetic.
- **STATUS:** The project is currently in the construction documents phase of design; user group meetings and coordination meetings are ongoing.

New Student Services Building

- **PHASE:** Design
- **DELIVERY METHOD:** Design-Build
- **PROJECT BUDGET:** \$58.2 million
- **CRITERIA ARCHITECT:** Gensler
- **DESIGN-BUILD TEAM:** Swinerton/DLR Architects
- **BUILDING SPACE:** 39,040 Total Gross Square Feet
- **SCHEDULE:**
Criteria Design: November 2018–July 2019 (COMPLETED)
Design-Build Procurement: April–October 2019 (COMPLETED)
Design: Fall 2019–Winter/Spring 2021
DSA Design Review/Approval: Spring–Fall 2021
Final Guaranteed Maximum Price (GMP) Contract Negotiations: Fall–Winter 2021



Construction: Winter/Spring 2022–Spring 2023
Closeout: Summer–Fall 2023

- **SCOPE:** The new Student Services facility will consolidate student service functions currently scattered throughout the campus to a single, one-stop shop, and will include a new home for the Veterans Center. Located at the current Pedley Park, the new building is strategically located to act as a gateway building for the campus, providing a much-needed sense of entry and easy wayfinding for new or prospective students. The Student Services building will be a two-story structure, the building will also allow access and entry from the street level for visitors and campus promenade level for current students.
- **STATUS:** The project is currently in the construction documents phase of design; user group meetings and coordination meetings are ongoing.

2020 PROGRAM HIGHLIGHTS

OCEANSIDE CAMPUS

New Chemistry and Biotechnology Building

- **PHASE:** Design
- **DELIVERY METHOD:** Design-Build
- **PROJECT BUDGET:** \$37.4 million
- **PROGRAMMING & CRITERIA ARCHITECT:** Gensler
- **DESIGN-BUILD TEAM:** CW Driver/HED Architects
- **BUILDING SPACE:** 20,630 Total Gross Square Feet
- **SCHEDULE:**
Criteria Design: November 2018–July 2019 (COMPLETED)
Design-Build Procurement: June–December 2019 (COMPLETED)
Design: Spring 2020–Fall 2021
DSA Design Review/Approval: Fall 2021–Spring 2022
Final Guaranteed Maximum Price (GMP) Contract Negotiations: Spring 2022

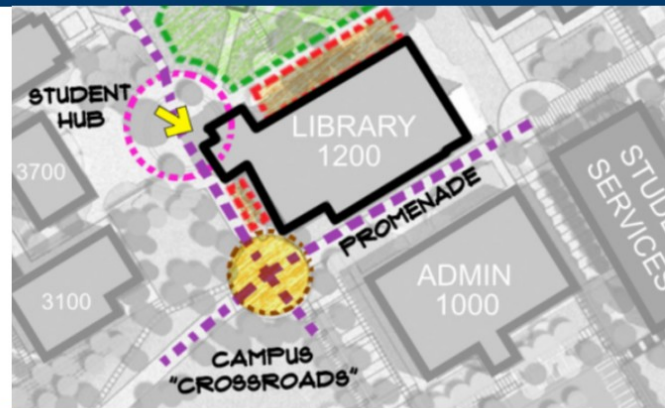


Construction: Spring 2022–Summer 2023
Closeout: Fall 2023

- **SCOPE:** The new Chemistry and Biotechnology Building will provide a state-of-the-art facility with new chemistry and biochemistry labs, and two 40-seat flexible classrooms. As the District's Biotechnology baccalaureate degree program expands, the building will provide needed space for growth. The project will be a major component of the Science, Technology, Engineering, and Mathematics (STEM) quad and plaza.
- **STATUS:** The project is currently in the design development phase. User group meetings and coordination meetings are ongoing.

Building 1200 Renovation (Library)

- **PHASE:** Design
- **DELIVERY METHOD:** Design-Build
- **PROJECT BUDGET:** \$26.4 million
- **DESIGN-BUILD TEAM:** Level 10/ Architects Mosher Drew
- **BUILDING SPACE:** 34,001 Total Gross Square Feet
- **SCHEDULE:**
Design: Spring 2021
DSA Design Review/Approval: Spring 2022
Construction: Fall 2022
Closeout: Spring 2024



- **SCOPE:** The Oceanside Library Building Renovation Project includes the renovation of staff office space to accommodate the campus Academic Information Services (AIS) personnel, general modernization of the Library facility, expansion of the current Learning Centers, and office space for the new Dean of Instructional Services. Mechanical, electrical, and plumbing upgrades are also a major part of the project scope.
- **STATUS:** The project is currently in the early design development phase. User group meetings have just begun.

2020 PROGRAM HIGHLIGHTS

SAN ELIJO CAMPUS

New Student Services and Administration Building

- **PHASE:** Construction
- **DELIVERY METHOD:** Design-Bid-Build
- **PROJECT BUDGET:** \$13.9 million
- **ARCHITECT:** Little Architecture
- **GENERAL CONTRACTOR:** Align Builders
- **BUILDING SPACE:** 10,770 Total Gross Square Feet
- **SCHEDULE:**
Design: March 2018–February 2019 (COMPLETED)
DSA Design Review/Approval: February–June 2019 (COMPLETED)
Bid/Award: May–August 2019 (COMPLETED)
Construction: Fall 2019–Spring 2021
Closeout: Spring 2021



- **SCOPE:** The Student Services & Administration Building will provide a new gateway and face of the San Elijo Campus. It will replace the existing Administration building and consolidate all of the student services operations under one roof. The new building will provide administrative offices and meeting spaces that will allow staff to properly serve the student body. An ADA-compliant student drop-off will also be installed at the entry to the San Elijo Campus as part of this project.
- **STATUS:** Construction is ongoing with site work to be completed thereafter. Interior finishes are being completed.

Building 100 Renovation (Library)

- **PHASE:** Construction
- **DELIVERY METHOD:** Design-Bid-Build
- **PROJECT BUDGET:** \$5.8 million
- **ARCHITECT:** PBK Architecture
- **GENERAL CONTRACTOR:** Conant Company
- **BUILDING SPACE:** 14,020 Total Gross Square Feet
- **SCHEDULE:**
Design: May 2019–February 2020 (COMPLETED)
DSA Design Review/Approval: February–July 2020 (COMPLETED)
Bid/Award: December 2019–November 2020 (COMPLETED)
Construction: Winter 2020
Closeout: Summer 2021



- **SCOPE:** Building 100 is the Library building on the San Elijo site. This project scope will include renovation to the library, tutoring spaces, computer labs, offices, restrooms, and audio/visual and information/technology support spaces. All mechanical equipment is being replaced due to aging. This building will be a hub for academic and learning support.
- **STATUS:** Construction is ongoing.

2020 PROGRAM HIGHLIGHTS

SAN ELIJO CAMPUS

Building 200 Renovation (Arts & Letters)

- **PHASE:** Construction
- **DELIVERY METHOD:** Design-Bid-Build
- **PROJECT BUDGET:** \$4.3 million
- **ARCHITECT:** SGPA Architecture
- **GENERAL CONTRACTOR:** Straight Line General Contracting
- **BUILDING SPACE:** 10,413 Total Gross Square Feet
- **SCHEDULE:**
Design: February–September 2019 (COMPLETED)
DSA Design Review/Approval: September–December 2019 (COMPLETED)
Bid/Award: December 2019–February 2020 (COMPLETED)
Construction: Spring 2020–Spring 2021
Closeout: Winter/Spring 2021



- **SCOPE:** Building 200 provides classrooms for art, dance, and music, restrooms, multipurpose room, along with an outdoor amphitheater. Full building renovation, along with mechanical, electrical, and plumbing system replacements. The exterior ceramics yard will be upgraded to an enclosed and air-conditioned space that is equipped with air cleaning safety systems to collect sawdust and glazing fumes from art activities.
- **STATUS:** Construction is in the final stages, with final punch list items being completed.

Building 300 Modernization

- **PHASE:** Completed
- **DELIVERY METHOD:** Design-Bid-Build
- **PROJECT BUDGET:** \$2.0 million
- **ARCHITECT:** Architects Mosher Drew
- **GENERAL CONTRACTOR:** Conan Construction
- **BUILDING SPACE:** 7,495 Total Gross Square Feet
- **SCHEDULE:**
Design: September 2017–June 2018 (COMPLETED)
DSA Design Review/Approval: July–September 2018 (COMPLETED)
Bid/Award: October–November 2018 (COMPLETED)
Construction: December 2018–August 2019 (COMPLETED)
Closeout: September 2019–February 2020 (COMPLETED)



- **SCOPE:** The Building 300 project involved a full-building modernization, along with mechanical, electrical, and plumbing system replacements, and building exterior element replacements. Minor work was also completed on interior walls and wall finishes were upgraded. Modern teaching technologies and furnishings were also included.
- **STATUS:** Construction was completed and building/classrooms opened as scheduled for the Fall 2019 semester.

2020 PROGRAM HIGHLIGHTS

SAN ELIJO CAMPUS

Building 500 Renovation

- **PHASE:** Completed
- **DELIVERY METHOD:** Design-Bid-Build
- **PROJECT BUDGET:** \$4.0 million
- **ARCHITECT:** Little Architecture
- **GENERAL CONTRACTOR:** Conan Construction
- **BUILDING SPACE:** 7,790 Total Gross Square Feet
- **SCHEDULE:**
 Design: August 2018–February 2019 (COMPLETED)
 DSA Design Review/Approval: March–April 2019 (COMPLETED)
 Bid/Award: May–June 2019 (COMPLETED)
 Construction: July 2019–January 2020 (COMPLETED)
 Closeout: January–April 2020 (COMPLETED)



- **SCOPE:** Building 500 houses six classrooms, the computer lab, faculty offices, and the Language Resource Center. The renovation project provided for reconfiguration of the educational spaces to provide two new computer labs, and the modernization of all classrooms. Additionally, the building was re-roofed.
- **STATUS:** Construction was completed, and the building/classrooms are open and in use.

Building 600 Modernization

- **PHASE:** Completed
- **DELIVERY METHOD:** Design-Bid-Build
- **PROJECT BUDGET:** \$2.2 million
- **ARCHITECT:** Architects Mosher Drew
- **GENERAL CONTRACTOR:** Conan Construction
- **BUILDING SPACE:** 5,295 Total Gross Square Feet
- **SCHEDULE:**
 Design: September 2017–March 2018 (COMPLETED)
 DSA Design Review/Approval: April–May 2018 (COMPLETED)
 Bid/Award: May–June 2018 (COMPLETED)
 Construction: June 2018–January 2019 (COMPLETED)
 Closeout: January–March 2019 (COMPLETED)
 Opening: January 2019 (COMPLETED)



- **SCOPE:** Building 600 includes classrooms for English, humanities, and social sciences classes. The project involved a full-building modernization, along with replacements of the mechanical, electrical, and plumbing systems, and replacements of some exterior building elements. Interior spaces were reprogrammed, and all classrooms upgraded with new interior walls and finishes.
- **STATUS:** Construction was completed, and building/classrooms opened as scheduled.

2020 PROGRAM HIGHLIGHTS

SAN ELIJO CAMPUS

Temporary Portables for Swing Space

- **PHASE:** Construction/Ongoing
- **DELIVERY METHOD:** Design-Bid-Build (Piggyback Contract for Portable Buildings)
- **PROJECT BUDGET:** \$2.9 million
- **ARCHITECT:** MJK Architecture
- **BUILDING SPACE:** 8,160 Total Gross Square Feet
- **SCOPE:** The Initial phase of temporary portables/swing space included three classrooms, office space, and a restroom. The second phase included two additional classrooms. Updates will continue each semester to ensure the space is ready to occupy for classes/spaces that will be renovated or modernized.
- **STATUS:** The portables will serve as the temporary space for Buildings 400 and 900 while they are undergoing renovations.



COMMUNITY LEARNING CENTER

New Student Services Building

- **PHASE:** Construction
- **DELIVERY METHOD:** Design-Bid-Build
- **PROJECT BUDGET:** \$12.6 million
- **ARCHITECT:** Lord Architecture
- **GENERAL CONTRACTOR:** Align Builders
- **BUILDING SPACE:** 9,910 Total Gross Square Feet
- **SCHEDULE:**
Design: March 2018–February 2019 (COMPLETED)
DSA Design Review/Approval: February–June 2019 (COMPLETED)
Bid/Award: July–December 2019 (COMPLETED)
Construction: Winter/Spring 2020–Spring 2021
Closeout: Spring–Summer 2021
- **SCOPE:** The new building will consolidate student study and resource spaces, along with staff space, into a single dynamic environment to promote student and staff interaction and collaboration. A new quad is being constructed between the Student Services building and the existing 100 & 200 buildings and much of the parking lot is being renovated and expanded.
- **STATUS:** Construction is ongoing. Interior finishes are being installed and finalized. Sitework and landscape for the Quad are also being finalized. There have been some manufacturer delays due to COVID-19.



2020 PROGRAM HIGHLIGHTS

COMMUNITY LEARNING CENTER

New Monument Sign and Entryway

- **PHASE:** Closeout
- **DELIVERY METHOD:** Design-Bid-Build
- **PROJECT BUDGET:** \$1.1 million
- **ARCHITECT:** WLC Architecture
- **GENERAL CONTRACTOR:** Conan Construction
- **SCHEDULE:**
Design: August–December 2018 (COMPLETED)
DSA Design Review/Approval: January–February 2019 (COMPLETED)
Bid/Award: February–April 2019 (COMPLETED)
Construction: May 2019–December 2020 (COMPLETED)
Closeout: December 2020–January 2021



- **SCOPE:** The new monument sign and entry is an iconic stand-alone structure intended to provide a clear sense of arrival to the campus, and improve student and visitor wayfinding on campus.
- **STATUS:** Construction was completed in December 2020; punch list and closeout activities occurred in January 2021.

Building 100 + 200 Renovation

- **PHASE:** Construction
- **DELIVERY METHOD:** Design-Bid-Build
- **PROJECT BUDGET:** \$13.4 million
- **ARCHITECT:** SGPA Architecture
- **GENERAL CONTRACTOR:** Align Builders
- **BUILDING SPACE:** 38,505 Total Gross Square Feet
- **SCHEDULE:**
Design: March 2019–May 2020 (COMPLETED)
DSA Design Review/Approval: May–September 2020 (COMPLETED)
Bid/Award: October–December 2020 (COMPLETED)
Construction: Winter/Spring 2020–Summer 2022
Closeout: Summer–Fall 2022



- **SCOPE:** This project will include renovation to the area where Student Services was previously located. Academic Services, the library, faculty offices, and California Adult Education Program will all be significant parts of the remodel portion featuring revised layouts. The remaining portion of the buildings is approximately 29,500 square feet of primarily classroom space and will retain most current wall locations and undergo renovation focusing on needed system upgrades.
- **STATUS:** The team has expedited this project by five months to commence construction in January given the availability of the campus with classes now online. The project was awarded to Align Builders in December 2020; construction commenced in January 2021 with demolition and security activities.

2020 PROGRAM HIGHLIGHTS

COMMUNITY LEARNING CENTER

Building C Demolition and Parking Addition

- **PHASE:** Construction
- **DELIVERY METHOD:** Design-Bid-Build
- **PROJECT BUDGET:** \$2.1 million
- **ARCHITECT:** SGPA Architecture
- **GENERAL CONTRACTOR:** Align Builders
- **SCHEDULE:**
 - Design: March 2020–October 2021 (COMPLETED)
 - DSA Design Review/Approval: May–August 2020 (COMPLETED)
 - Bid/Award: August 2020–January 2021 (COMPLETED)
 - Construction: Winter/Spring–Summer 2021
 - Closeout: Summer–Fall 2021



- **SCOPE:** Building C was constructed as a temporary facility in 2002. It is underutilized and poorly organized and will be demolished to create space for critically needed parking.
- **STATUS:** The project began the construction phase in January 2021.

BOND PROGRAM SUPPORT

- **SCOPE:** Overall program and construction management activities of Measure MM are led by Kitchell Capital Expenditures Management (CEM) in partnership with Element Consulting Inc., and includes development, implementation, and management of the Master Program Schedule, Master Program Budget, design and construction standards, and development and management of the program dashboard. Program and construction management support also includes community and contractor outreach, project management, audit support, and support for the Independent Citizens' Bond Oversight Committee.
- **STATUS:** Overall program management activities completed in 2020 include the ongoing development and implement of the Master Program Schedule and Master Program Budget, management of the program dashboard and program website, and ongoing management of project-specific activities, including prequalification processes, preparing of bid documents, and other activities. Several adjustments were made to the Master Program Schedule to take advantage of the light activity on the campuses as a result of classes being moved online due to the ongoing pandemic.

Status of Measure MM Projects in 2020

LOCATION / PROJECT	BUDGET	CUMULATIVE EXPENSE*	CONSTRUCTION START-END	STATUS
Oceanside Campus				
New Student Services Building (Building 1400)	\$58.1M	\$2.7M	Winter/ Spring 2022– Summer 2023	DESIGN
New Gym Building (Building 5000)	\$40.3M	\$1.8M	Fall 2021– Summer 2023	DESIGN
New Allied Health Building (Building 5100)	\$24.5M	\$1.4M	Fall 2021– Spring 2023	DESIGN
New Chemistry and Biotechnology Building (Building 1300)	\$37.4M	\$1.3M	Spring 2022– Spring 2024	DESIGN
Building 1200 Renovation (Library)	\$26.1M	\$33,570	Summer 2022– Fall 2023	DESIGN
Building 1000 Administration Renovation	\$12.8M	\$1.3M	Summer 2021– Fall 2022	DESIGN
Strong Workforce Development Lab/Trailer	\$601,025	\$44,557	Winter/Spring 2021–Spring 2021	DESIGN
New Arts and Media Building (Building 2800)	\$16.4M		Summer 2022– Winter 2023	PROCUREMENT
New Parking Lot-5A	\$13.6M	\$1.5M	Winter 2020– Fall 2021	CONSTRUCTION
Athletic Field Renovation and New Athletic Field Support Building	\$9.9M	\$8.1M	July 2019– December 2020	CLOSEOUT
Temporary Portables for Swing Space	\$5.5M	\$935,768	Winter 2019– Summer 2026	ONGOING
Building 4700 Offices Renovation	\$1.7M		Winter 2021– Spring 2022	FUTURE
Parking Lot-4C Expansion	\$3.1M	\$24,753	Fall 2021– Spring 2022	FUTURE
Building 3500 Classrooms Renovation	\$493,276		Summer 2021– Spring 2023	FUTURE
New Building 4800 Computer Labs	\$3.0M		Spring–Fall 2023	FUTURE
Building 2100 Art Renovation	\$3.5M		Spring–Winter 2023	FUTURE
Building 3000 Classrooms Renovation	\$7.4M		Spring 2023– Spring 2024	FUTURE
Building 3200 Student Resources Renovation	\$3.5M		Spring 2023– Spring 2024	FUTURE
Building 3300 Classrooms Renovation	\$4.8M		Spring 2023– Spring 2024	FUTURE
Building 3700 Classrooms Renovation	\$4.2M		Spring 2023– Spring 2024	FUTURE
Building 2000 Theatre Renovation	\$12.8M		Spring 2023– Spring 2024	FUTURE
New Promenade and Plaza	\$2.3M		Spring 2023– Spring 2024	FUTURE
Building 3100 Offices/Classrooms Renovation	\$4.7M		Spring 2023– Spring 2024	FUTURE
Campuswide Utility Infrastructure Improvements	\$4.6M	\$16,510	Spring 2023– Spring 2024	FUTURE
Building 4100 Offices/Meeting Space Renovation	\$3.0M		Summer 2023– Spring 2024	FUTURE
New Monument Signage	\$160,452		Summer 2023– Summer 2024	FUTURE
New College Police Building	\$11.5M		Summer 2023– Winter 2024	FUTURE
Campuswide ADA Improvements	\$1.3M	\$48,000	Fall 2023– Spring 2024	FUTURE
Building 4500 Science Renovation	\$26.8M		Fall 2023– Spring 2026	FUTURE
Building 4600 Student Resources Renovation	\$6.5M		Winter 2023– Summer 2024	FUTURE

Status of Measure MM Projects in 2020

LOCATION / PROJECT	BUDGET	CUMULATIVE EXPENSE*	CONSTRUCTION START-END	STATUS
Oceanside Campus (CONTINUED)				
Building 4400 Professional Development Renovation	\$3.0M		Winter 2023– Summer 2024	FUTURE
Building 3400 Student Center Renovation	\$17.4M		Winter 2023– Spring 2025	FUTURE
Building 4200 Maintenance Renovation	\$2.5M		Spring 2024– Fall 2024	FUTURE
Building 3800 New Resource Center	\$9.9M		Spring 2024– Spring 2025	FUTURE
Building 4000 Auto Tech Renovation	\$5.1M		Fall 2024– Spring 2025	FUTURE
Building 3601 Student Resources/Tutoring Renovation	\$3.1M		Winter/Spring– Summer 2024	FUTURE
San Elijo Campus				
Building 900 Student Center Renovation	\$2.4M	\$39,624	Spring–Fall 2021	DESIGN
Mechanical & Electrical Utilities Renovation	\$1.1M	\$101,416	Spring–Fall 2021	DESIGN
Building 400 Science Labs Renovation	\$3.9M	\$260,147	Spring–Winter 2021	DESIGN
Building 100 Renovation (Library)	\$5.8M	\$309,738	Winter 2020– Spring 2021	CONSTRUCTION
Building 1100 New Student Services	\$13.9M	\$8.3M	Fall 2019–Winter/ Spring 2021	CONSTRUCTION
Building 200 Renovation (Arts & Letters)	\$4.3M	\$3.7M	February– December 2020	CLOSEOUT
Building 600 Classrooms Renovation	\$2.5M	\$2.3M	June 2018– January 2019	COMPLETED
Building 300 Classroom Renovations	\$2.9M	\$2.6M	January–August 2019	COMPLETED
Building 500 Computer/Language Lab Renovations	\$3.8M	\$3.6M	June 2019– January 2020	COMPLETED
Swing Space/Temporary Housing	\$2.9M	\$2.2M	Fall 2018– Spring 2022	ONGOING
Building 700 Renovation	\$571,579		Spring–Summer 2022	FUTURE
Building 800 Demolition	\$121,782		Spring–Winter 2022	FUTURE
New Monument Signage	\$167,281		Spring–Winter 2022	FUTURE
Central Campus Quad Renovation	\$1.8M	\$12,164	Spring–Winter 2022	FUTURE
Community Learning Center				
Demolition of Parking and Building C	\$2.1M		Spring–Fall 2022	DESIGN
Building 100 + 200 Renovation	\$13.4M	\$596,175	Spring–Summer 2021	CONSTRUCTION
New Student Services Building (Building D)	\$12.6M	\$8.8M	Spring 2020– Spring 2021	CONSTRUCTION
Monument Sign and Demolition of Small Business Development Center (SBDC)	\$1.1M	\$958,154	April 2019– December 2020	CLOSEOUT
District				
Program Support	\$28.5M	\$13.7M		ONGOING

*Cumulative expenditures for listed projects through 12.31.2020

Coming in 2021

Oceanside Campus

- Closeout for Athletic Field Renovation

- **Start construction of Building 1000
Administration Renovation**

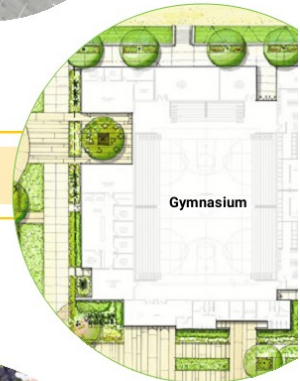
- Start construction of New Parking Lot-5A

- **Start construction of New Gym Complex**

- Start construction of New Allied Health
Building

- **Submission of design of New
Student Services Building**

- Submission of design of New Chemistry
and Biotechnology Building





San Elijo Campus

- Closeout for New Student Services and Administration Building



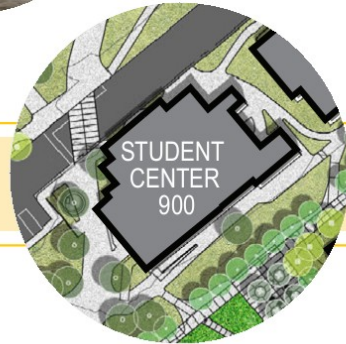
- Closeout for Building 200 Renovation (Arts & Letters)

- Completion of construction for Building 100 Library Renovation



- Start construction of Building 400 Science Labs Renovation

- Start construction of Building 900 Student Center Renovation



Community Learning Center

- Closeout of New Monument Sign and Entryway

- Completion of New Student Services Building

- Start construction of Building 100 + 200 Renovation



Visit us: miracosta.edu/measuremm

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The MiraCosta College District (MCCD) includes the Oceanside Campus, San Elijo Campus, Community Learning Center, the Technology Career Institute, and the North San Diego Small Business Development Center. The MCCD is governed by its Board of Trustees. No oral or written representation is binding on the MCCD without the express approval of the Board of Trustees.

The ICBOC finds the District is in compliance with the requirements of Article XIII A, Section 1(b)(3) of the California Constitution, based on the review of the annual financial and performance audit report and information received at ICBOC meetings and subcommittee meetings. All financial reports and meeting documents are online at miracosta.edu/icboc along with the committee bylaws and meeting calendar.

Report prepared by the ICBOC and Ursula Kroemer Leimbach, Leimbach Communications Group.