

Independent Citizens' Bond Oversight Committee

Minutes of Regular Meeting

March 9, 2021
(Approved May 11, 2021)

I. Call to Order

The Independent Citizens' Bond Oversight Committee met in a regular meeting on Tuesday, March 9, 2021, via Zoom. Chairperson, Mazur, called the meeting to order at 2:03 p.m.

II. Roll Call

Committee members present:

Alec Babiarz
Larry Barry
Rigdon Currie
Bill Howe
Michael Krival
Jade MacEoghain
Josh Mazur

Committee members not present: None

Others present:

David Dunn
Geoff Bachanas
Tim Flood
Kristen Huyck
Tom Macias
Rick Alonso
Katie White

III. Approve Meeting Minutes

A. Regular Meeting of January 12, 2021

By motion of committee member Howe, seconded by committee member Curry, the minutes of the regular meeting of January 12, 2021, were approved.

Vote: 6-0-0

Aye: Babiarz, Barry, Currie, Howe, Krival, MacEoghain

Abstention: None

IV. Public Comment On and Not on the Agenda

None

V. Changes in Agenda Order

None

VI. Audit Presentation

Flood introduced Katie White, Director of Fiscal Services, and Rick Alonso, auditor with Eide Bailey, who presented the audit findings.

Alonso thanked the district for its diligence in doing the additional work required to conduct an audit remotely.

Financial Audit

Auditors gave an unmodified opinion, which is the cleanest opinion anyone can receive from an auditor. There were no audit adjustments and no audit findings reported. Alonzo explained that auditors are not allowed to give positive assurance, only negative, so a blank report is the best one can receive.

Performance Audit

The performance audit looks at compliance and to ensure that money is only being spent for specific projects approved by voters in accordance with Prop 39. Auditors gave an unmodified opinion, resulting in a clean audit.

Alonzo commented on the ease of working with the district throughout the audit.

The committee received the reports as information and no action needed to be taken. Members praised the district on the clean audit.

VII. Draft ICBOC Annual Report

Flood and Huyck presented the draft annual ICBOC report. It was requested that edits be sent to Flood, copying Mazur, by April 1st so edits could be incorporated and provided back to the committee. The committee will be asked to approve the report at the May meeting. Board approval is expected at the June meeting, after which it will be sent out to the community.

VIII. Advisory Committee Reports

A. Construction

Mazur reported that the advisory group did a walkthrough of the New Student Services Building and B100/200 Renovation at the Community Learning Center on February 23, 2021.

A small fire broke out during the walk and Mazur commented on how quickly things were under control. Flood reported that a full incident report was completed on the fire, The contractor has taken responsibility and is repairing the damage that was caused.

Mazur pointed out the mural that was done many years ago in the main entrance of B100 is being preserved and put back up in a display. He also noted that large trees that will provide shading once fully grown have been planted near outdoor seating areas.

B. Finance

Babiarz provided a written and oral report from the February advisor committee meeting. The advisory was provided with a review of new contracts and budget changes. The budget changes report was revised to make it easier to understand.

Mazur asked if COVID has had any impact on construction costs. The only impacts that have been experienced to date is when members of the construction team becomes ill or has to quarantine. If one person on a team

gets sick, the whole team has to isolate, which results in a work stoppage. Material costs have not been affected primarily because most projects have a Guaranteed Maximum Price, so projects are designed to the budget.

IX. Staff Standing Reports

A. Status of Projects

There are currently 21 active projects and 6 completed project, 17 not yet started, with \$113M in commitments; and \$89M in expenditures as of December 2020.

Community Learning Center – Project Updates

Completed Projects

- Arby's Demolition
- New Monument Signage and Entryway Gateway

Active Projects

- New Student Services Building – Construction: \$12.6M. Construction is nearing completion. Activities onsite are focused on punch list tasks.
- Buildings 100 + 200 Renovation – Construction: \$13.4M. Construction is now well under way. Demolition activities are wrapping up and trade rough in and framing are in process.

San Elijo Campus – Project Updates

Completed Projects

- B600 Modernization
- B300 Modernization
- B500 Renovation

Active Projects

- New Student Services and Administration Building – Construction: \$13.9M. Construction activities are in their final stages. The contractor is now working on punch list items on the building interior and by mid-March a punch walk is planned for the site.
- B200 Renovation – Closeout: \$4.3M. The contractor achieved substantial completion in February. A few closeout punch activities remain. Furniture has been moved into the building.
- B100 Renovation – Construction: \$5.8M. Construction continues. Framing, trade rough in, roofing work are all proceeding. Currently prepping for concrete pour back at structural upgrade locations.
- B400 Renovation – Bid: \$3.9M. The project received DSA approval in February. It is currently in the bid phase with a pool of prequalified general contractors. This project is in a bundled bid with the B900 building to capture economies.
- B900 Renovation – Bid: \$2.5M. The project received DSA approval in January. It is currently in the bid phase with a pool of prequalified general contractors. This project is in a bundled bid with the B400 building to capture economies.

- Underground Utilities – Agency Review: \$1.2M. This project is currently in the agency approval phase. There are a number of agency approvals required including Coastal Commission, SD Health Department, Olivenhain Water District and City of Encinitas. All approvals are in process.

Oceanside Campus – Project Updates

Completed Projects

- North Storm Drain Repair

Active Projects

- Athletic Field Renovation - Closeout: \$10.1M. Final closeout activities are in process as this project wraps up.
- B1000 Administration Renovation - Bid: \$12.9M. The design for the renovation project was approved by DSA. The contractor requalification process should be completed this month. The temporary housing / swing space phase of this project began construction and final preparations are currently being made to place the portables. Swing Space construction should be completed in May, 2021 with move-in in June, 2021.
- New Parking Lot 5A & Tennis Support Building – Construction: \$13.6M – This project has completed the bid and award phase and construction activities commences in early March.
- New Gym Building - Design: \$40.4M. The project is currently in the construction document phase. User group meetings and design/constructability coordination meetings are on-going.
- New Allied Health Building - Design: \$24.5M. The project is currently in the construction document phase. User group meetings and design / constructability coordination meetings are ongoing.
- New Student Services Building – Design: \$58.2M. The building design is currently in the construction document phase and the design continues to progress. The central chiller plant piping upgrades have been approved by DSA and construction will commence on that portion in late March.
- New Chemistry & Biotechnology Building – Design: \$37.4M – The project is currently in the design development phase. User group meetings and design / constructability coordination meetings are ongoing.
- New Library Building - Design: \$26.1M - Design efforts have commenced. User group meetings for the programming and collaboration phase are ongoing.

Babiarz asked when finished buildings would be occupied. There are no plans to hold classes at SAN for the fall, so there is no rush to move people back. With COVID, a slower move in is planned to ensure that all CDC guideline are met. Flood provided the committee with a brief summary of the district's current plan for returning to campus.

Howe asked if any studies were done about rising water levels at SAN. All buildings sit far enough back and at a high enough elevation that there is minimal to no impact should water in the lagoon rise. All plans must also be reviewed and approved by the Coastal Commission, which has extensive requirements. Additionally, environmental impact reports are required for both the state and the Coastal Commission.

Krival asked if buildings were LEED certified. All buildings are designed to LEED standards, but no formal certification is done. The certification process is not in the master plan, so instead, a LEED scorecard is done for every project and the score is noted. A list of LEED equivalent score for each project will be provided for the next meeting.

MacEoghan asked what the ADA accessibility plans were for SAN B400 and the OC Chemistry buildings, specifically having to do with classroom accessibility and elevators for 2-story buildings. One component of DSA approval is verifying that all ADA compliance requirements are met. All projects must be approved by DSA before moving forward. All 2-story buildings will have elevators, as well as accessible desks, chairs, etc.

B. Status of Contracts Let

In Process

- Design-Build Request for Qualifications/Proposals (RFQ/Ps)
 - Oceanside B300 Series Renovations
- Request for Task Order Proposals (RFTOPs)
 - San Elijo B400 and B900 Project Inspector and Special Inspector
 - Oceanside New Student Services Geotech., Project Inspector and Special Inspector

C. Status of Finance (Cost to Date)

- District direct purchase Program Management Office set-up items (furniture, copier, etc.) versus lease for duration of contract and/or program - Estimated rough order magnitude savings over life of program \$25,000.
- No markup on professional services consultant reimbursables - Estimated rough order magnitude savings over life of program \$75,000-\$100,000.
- Move forward with previous architect and engineering teams for design of San Elijo B300 and B600 Renovations - Estimated rough order magnitude savings over life of program \$100,000.
- Single firm perform both Program and Construction Management Services
- Project scope validation and value engineering on all projects
- Strategic selection alternative delivery methods (i.e. design-build)
- Project packaging and bundling.

Committee reviewed the MCCD Capital Improvement Program Budget Executive Summary as of January 31, 2021.

- Arby's Demolition - \$27,755 savings at closing of project.
- OC Reno Track & Field - Slight increase of what the district is contributing. District added irrigation and valves to the bank that surrounds the soccer field. Addition was not paid for by the bond, so there is no delta.
- SAN Reno Bldg 200 - \$329,043 increase in cost. Board approved resolution to allow usage of up to \$500,000 from the Program Reserve to cover change orders and unforeseen conditions.

\$400M of bond funds being used for direct construction costs, \$28.5M for program support and \$14.4M for program reserves.

Barry asked if there were any plans to upgrade the cafeteria at the Oceanside campus. Any renovations to the space will be looked at during the 3000 building series update.

Barry asked if federal stimulus funds could be used for things such as HVAC, etc. The district is still waiting to hear from the federal and state governments about the specific parameters associated with the latest relief funds, but retrofitting HVAC systems to meet air quality and circulation upgrades needed to combat COVID-19 are qualified expenses.

X. Items for Future Agendas

- Approval of Annual Report

XI. Adjournment

Chairperson Mazur adjourned the meeting at 3:33 pm.

Minutes Approval:

Josh Mazur
Committee Chair