

Independent Citizens' Bond Oversight Committee

Minutes of Regular Meeting

January 10, 2023
(Approved March 14, 2023)

I. Call to Order

The Independent Citizens' Bond Oversight Committee met in a regular meeting on Tuesday, January 10, 2023, in meeting room T200 on the Oceanside campus. Member, Mazur, called the meeting to order at 2:01 p.m.

II. Roll Call

Committee members present: Alec Babiarz
Larry Barry
Michael Krival
Ellen Marciel
Josh Mazur
Brandon Quandt

Committee members not present: Bill Howe

Others present: David Dunn
Tim Flood
Tom Macias
Rita Soza

III. Approve Meeting Minutes

A. Meeting of November 8, 2022

By motion of committee member Barry, seconded by committee member Babiarz, the minutes of the meeting of November 8, 2022, were approved.

Vote: 4-0-0

Aye: Babiarz, Barry, Marciel, Quandt

Abstention: None

IV. Public Comment On and Not on the Agenda

None

V. Changes in Agenda Order

None

VI. Recording of Meetings

By motion of committee member Babiarz, seconded by committee member Barry future ICBOC meetings will be recorded.

Vote: 4-0-0

Aye: Babiarz, Barry, Marciel, Quandt

Abstention: None

VII. Measure MM Funding Update

Flood provided a wrap up review of the Measure MM bond program funding. The district has been able to keep the tax rate well below the estimated rate approved by voters, generating significant savings for taxpayers. The original estimate of debt payback was \$777,089,013, actual debt payback will be \$624,237,764, a savings of \$153M.

VIII. Measure MM Final Audit FY22

The Measure MM Final Audit FY22 report was completed in December 2022 and was presented to the ICBOC. Flood offered to invite the auditors from Eide Bailly to attend the next meeting, if members preferred to have an auditor explain the report in more detail. The final audit will go to the board of trustees at the January board meeting.

Auditors found that the financial statements “presented fairly, in all material respects, the financial position of the General Obligation Bond Fund (Measure MM) of the District as of June 30, 2022”, the highest level of assurance that an auditor can provide. The auditors have no concerns over the district’s use of the funds and found the district expended General Obligation Bond Fund (Measure MM) funds only for the specific projects approved by the voters in accordance with Proposition 39.

Babiarz noted that there was a difference in the expenditure totals of some projects in the audit versus the executive budget summary the committee received for the same time period ending June 30, 2022, and asked what the reason was for the difference in totals. Flood and Dunn explained that there are a number of reasons why the totals would not match up, including end of year reconciliation, lag-time between the manual reporting done for the committee budget summary (point in time reporting) and the recording that happens in the Workday system end of year close out. The primary reason for the discrepancy is that the annual independent audit only looks at expenditures for the audit fiscal year, in this case, expenditures that occurred between July 1, 2021, to June 30, 2022. Most projects span multiple fiscal years, so expenditures noted on the budget reports provided to the ICBOC will exceed those noted in the annual audit.

IX. Advisory Committee Reports

A. Construction

The advisory committee has not met since the last ICBOC meeting and a new calendar will need to be set for this year. The committee typically meets four times a year, once at each site and one meeting to review scheduled maintenance. Since projects at the other two sites are essentially done, and many projects are underway at the Oceanside Campus, it was suggested that site walks be held only at the Oceanside campus for the year. The advisory committee members can expect to be contact later this month to begin working on setting a calendar for the year.

B. Finance

The advisory committee met on December 13, 2022, and Babiarz provided the committee with highlights from that meeting. It was noted that there have been no changes to the budget since the last time. The advisory committee also reviewed contracts.

X. Staff Standing Reports

A. Status of Projects

There are currently 18 active projects and 17 completed projects, 3 projects not yet started, with \$362M in commitments and \$198M in expenditures as of October 2022.

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. Repairs to the water leak that was discovered have been made on the exterior and nearly completed inside the affected office. DSA closeout is nearly complete. Final coordination of the fire alarm and AV systems is all that remains to achieve certification.

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. The summer construction scope was completed. B500 roof material and trellis covering install are in process over winter break. Design efforts are also progressing on the reclaimed water line and irrigation project and plans have been submitted to Olivenhain Water District for review and approval.

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 & Tennis Support Building (DSA Closeout)
- Strong Workforce Development Lab/Trailer (DSA Closeout)
- B1000 Administration Renovation (DSA Closeout) - Occupants began moving back in and using the building on January 9. Punch items and work in the Public Information Office space is ongoing.

Active Projects

- New KHAN Building and Gym Building – Construction: \$41.4M. Structural steel work is wrapping up and framing and rough in is beginning.
- New Allied Health Building – Construction: \$29.8M. Wall framing and sheathing are well underway. Trades are roughing plumbing, mechanical and electrical systems in wall and overhead.
- New Student Services Building – Construction: \$62.1M. The roof has been dried in. Exterior sheathing is substantially completed. Window installation will begin soon to fully dry in the building. Working through a likely project delay due to switch gear and transformer lead times extending.
- New Chemistry & Biotechnology Building – Construction: \$46.9M. Grading and utility activities continue. Most of the T400 trailers have now been removed. Planning around schedule impacts from electrical gear and elevator equipment lead times.
- OC New Arts and Media Building – Construction: \$25.9M. Grading and utility work is continuing. The repairs to the failing slope have been completed. A Groundbreaking Celebration is being planned for February 27th.
- OC1200 Library Renovation – Construction: \$32.5M. Preconstruction submittals and long lead material ordering have been in process. Modifications were made to the Swing Space Village and Admin Building to accommodate the building functions during construction. Occupants and items have been moved out and the contractor has begun mobilizing.
- OC3000 Series Renovation – Design: \$53.4M. This project is in the Design Development phase of design. Different building configurations are now being considered with the User group and Campus Leadership to address the programming needs of building 3100 which will be replaced to meet DSA requirements.
- Wayfinding and Signage – Design: \$90K. Design efforts are nearly completed. Early planning for a potential construction project to implement the updated building and room identification system is underway.
- 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)

The committee reviewed the budget executive summary through October 2022.

Annually, the district’s board of trustees reviews data on contract volume and utilization of local contractors, as well as Small/Historically Underutilized Business Entities (S/HUBE). The ICBOC also receives a review of this data. It was reported that 92.55% percent of firms hired to do bond related work were from within the region. S/HUBE made up 13.81% of all contract volume. Broken down by type of contract, 78.32% of professional services providers and 94.22% of contractors were from the local region. Subcontractor contract volume included 85.29% from the local region, and 41.36% S/HUBE participation.

XI. Items for Future Agendas

None

XII. Adjournment

Chairperson Mazur adjourned the meeting at 3:28 pm.

Minutes Approval:

Josh Mazur
Committee Chair