

Independent Citizens' Bond Oversight Committee

Minutes of Regular Meeting

March 12, 2024
(Approved May 14, 2024)

I. Call to Order

The Independent Citizens' Bond Oversight Committee met in a regular meeting on Tuesday, March 12, 2024, in meeting room T200 at the Oceanside Campus. Chair Mazur, called the meeting to order at 2:15 p.m.

II. Roll Call

Committee members present: Alec Babiarz
Michael Krival
Ellen Marciel
Josh Mazur

Committee members not present: Eleanor Evans
Bill Howe
Brandon Quandt

Others present: Ed Dajani
Tim Flood
Tom Macias
Kristen Huyck

III. Approve Meeting Minutes

A. Meeting of January 9, 2024

By motion of committee member Babiarz, seconded by committee member Marciel, the minutes of the meeting of January 9, 2024, were approved.

Vote: 3-0-0

Aye: Babiarz, Krival, Marciel

Abstention: None

IV. Public Comment On and Not on the Agenda

Babiarz, coming to the committee as a private citizen, proposed starting a petition be sent to the state to amend the Brown Act to allow for remote meetings again as they were during COVID. Babiarz passed out copies of the letter he plans to send to the state regarding this proposal and invited members to sign his petition.

V. Changes in Agenda Order

None

VI. New Member Appointment

Amy McNamara, member of the MCC Foundation board, will begin her term in April following Babiarz' term end.

VII. Draft 2023 ICBOC Annual Report

Members received a draft copy of the ICBOC Annual Report for 2023 via email. The annual report provides an overview of all the projects and progress on projects in 2023.

By motion of committee member Babiarz, seconded by committee member Krival, the committee approved the 2023 ICBOC Annual Report as presented.

Vote: 3-0-0

Aye: Babiarz, Krival, Marciel

Abstention: None

VIII. San Diego County Taxpayers Association Bond Performance Audit

The district worked with the SDCTA to complete a bond performance audit with the organization. The district's bond program received an "Excellent" rating from the SDCTA, the highest rating possible.

IX. Advisory Committee Reports

A. Construction

The Construction Subcommittee met on February 27, 2024. Members walked through the Student Services building and the Learning Commons. The committee noted the attention to detail in design.

B. Finance

The Finance Subcommittee met on February 13, 2024. Members reviewed the budget. Mazur had attended the meeting as well, noting the level of detail that is provided to the subcommittee on what causes change orders.

X. Advisory Committee Membership Review

Mazur would like to give committee members an opportunity to review their subcommittee membership and the continuation of the subcommittees into the future. Appointments will be reviewed at the next meeting when the new member has joined the group.

XI. Staff Standing Reports

A. Status of Projects

There are currently 17 active projects and 22 completed projects, 3 projects not yet started, with \$376M in commitments and \$303M in expenditures as of December 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. The project is currently in design with a mid-Summer 2024 anticipated DSA submission date.

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 – Procurement: \$500K. This project has been designed and approved by DSA and was recently approved by Coastal Commission. This project will be bundled with the Recycled Water project and posted for bid in Spring 2024.
- Solar Project – Design: \$2M. Initial design development drawings were received and are being reviewed. Coastal Commission Amendment is in process for submission in March. Met with Cardiff101 to discuss site logistics and project timelines.
- Miscellaneous Enhancements – Construction: \$1.3M. Approvals were received from Olivenhein Water District and the San Diego Health Department. This project will be bundled with the Recycled Water project and posted for bid in Spring 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 – DSA Closeout: \$41.4M. Substantial completion was achieved in mid-December with furniture moves through end of December. Users are now utilizing the spaces. Demo of the existing Gym & KHAN buildings has is complete and Phase 3 work for site upgrades continues.
- New Allied Health Building – Construction: \$29.8M. Substantial completion was achieved in mid-December. Coordinating setup of

technology systems and final moves so it will be ready for use beginning in the Summer of 2024. Phase 3 sitework continues.

- New Student Services Building – Construction: \$62.1M. Continuing to install finishes in the building, startup mechanical equipment, and completing site work around the project. Occupancy is being planned for Summer or early Fall of 2024.
- New Chemistry & Biotechnology Building – Construction: \$46.9M. Overhead MEP install continues, installing finishes within the building and exterior color coat is complete. Windows and doors have also been installed. Occupancy is planned for Fall 2024.
- OC Pedestrian Bridge Repair - CW Driver & HED team has started design of the replacement bridge and meet weekly to discuss. Restoration of medium voltage loop design is underway. This is a couple weeks out and will not require DSA review.
- OC New Arts and Media Building – Construction: \$25.9M. Metal decking loaded on roof ready for install. Welding structure, metal stud layout and install is ongoing. Occupancy is currently planned for Spring 2025.
- OC1200 Library Renovation – DSA Closeout: \$32.5M. Furniture is being delivered and installed. The building is planned for a phased move in during Spring and Summer of 2024 with ITS moving mid-March.
- OC3000 Series Renovation – Design: \$69.3M. The project has been submitted to DSA for review. Coordination meetings continue.
- OC4500 Science Renovation – Design: \$35.5M. The DBE selection procurement process is now complete. The design phase kicks off in March 2024 with a planned occupancy of Summer 2027.
- 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.
- 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)
 - OC 4500 Science Building contract has been executed and has now moved into the design phase (non-bond project).
- Hard Bid Procurements
 - SAN Misc. Enhancements project and SAN Path of Travel projects are planned to bid in Spring of 2024 and will be a bundled procurement.

- Consultant Procurement
 - RFP responses received last week for Architectural Services. This will create a new pool of firms to draw from for these services moving forward. Original pools have expired.

C. Status of Finance (Cost to Date)

The committee reviewed the budget executive summary through December 2023. There were no changes since the last report.

XII. Items for Future Agendas

None

XIII. Adjournment

Chairperson Mazur adjourned the meeting at 3:06 pm.

Minutes Approval:

Josh Mazur
Committee Chair

