

## Independent Citizens' Bond Oversight Committee

### Minutes of Regular Meeting

May 14, 2024  
(Approved July 9, 2024)

#### I. Call to Order

The Independent Citizens' Bond Oversight Committee met in a regular meeting on Tuesday, May 14, 2024, in meeting room T200 at the Oceanside Campus. Chair Mazur, called the meeting to order at 2:01 p.m.

#### II. Roll Call

Committee members present:

Eleanor Evans  
Bill Howe  
Michael Krival, arrived late due to technical issues  
Ellen Marciel  
Josh Mazur  
Amy McNamara

Committee members not present:

Brandon Quandt (attended remote as guest)

Others present:

Ed Dajani  
Tim Flood  
Tom Macias

Members Howe and Krival requested to appear remotely for Just Cause under the modified teleconference rules established by AB2449. Chair Mazur placed Resolution 1-2024 and Resolution 2-2024 on the agenda to approve and authorize the members' requests to appear remotely.

By motion of committee member Evans, seconded by committee member Marciel, Resolution 1-2024 was approved.

Vote: 3-0-1

Aye: Evans, Marciel, McNamara

Nay: None

Abstentions: Howe

By motion of committee member Marciel, seconded by committee member Evans, Resolution 2-2024 was approved.

Vote: 4-0-0

Aye: Evans, Howe, Marciel, McNamara

Nay: None

Abstentions: None

#### III. Approve Meeting Minutes

A. Meeting of March 13, 2024

By motion of committee member Marciel, seconded by committee member McNamara, the minutes of the meeting of March 13, 2024, were approved by a roll call vote.

Evans: Aye  
Howe: Aye  
Marciel: Aye  
McNamara: Aye

**IV. Public Comment On and Not on the Agenda**  
None

**V. Changes in Agenda Order**  
None

**VI. New Member Introduction**  
Amy McNamara, member of the MCC Foundation board, was introduced as the newest member of the ICBOC, filling the support organization position. Members introduced themselves.

**VII. Advisory Committee Membership Review**  
Members reviewed the current membership of the advisory committees:  
**Finance-** Mazur, Howe, Quandt and **Construction –** Krival, Marciel, Mazur.

Members wishing to switch or be added to an advisory committee were asked to let Mazur or district staff know.

**VIII. Advisory Committee Reports**  
**A. Construction**

The Construction Subcommittee met on April 23, 2024, and walked the Chem/Biotech building site. Mazur noted the impressiveness and detail that goes into each project.

**B. Finance**

The Finance Subcommittee met on April 9, 2024. Members reviewed contracts and change orders. There were no changes to the overall budget.

**IX. 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 \$329M in expenditures as of February 2024.

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 by the Coastal Commission. This project has been bundled with the Recycled Water project and posted for bid with construction slated to start late Summer 2024.
- Solar Project – Design: \$2M. Coastal Commission Amendment is in process. The project is currently in design with a mid-Summer 2024 anticipated DSA submission date.
- Miscellaneous Enhancements – Construction: \$1.3M. Approvals were received from Olivenhein Water District and the San Diego Health Department. This project is bundled with the Recycled Water project and posted for bid with construction slated to start late Summer 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
- New KHAN Building and Gym Building (DSA Closeout)
- OC1200 Library Renovation (DSA Closeout)

Active Projects

- New Allied Health Building – Construction: \$29.8M. Substantial completion was achieved in mid-December. Coordinating final moves through May 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, start-up mechanical equipment, and completing site work around the project. Furniture is scheduled to deliver mid-summer and occupancy is being planned for early Fall of 2024.
- New Chemistry & Biotechnology Building – Construction: \$46.9M. Installation of interior finishes and lab casework continues within the building as exterior flatwork and landscaping has started. Occupancy is planned for Winter 2024 2025.
- 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 is scheduled for the first week of June 2024.
- OC New Arts and Media Building – Construction: \$25.9M. Installation of metal decking is complete. Installing metal wall framing and starting drywall this month. MEP overhead rough in installation continues. Occupancy is currently planned for Spring 2025.
- OC3000 Series Renovation – Design: \$69.3M. The project has been submitted to DSA for review. Received comments from DSA on the Swing Space project which has been re submitted for final approval. Swing Space construction is scheduled to begin Summer 2024.
- OC4500 Science Renovation – Design: \$35.5M. Programming meetings are complete. Awaiting the DBE's final program deliverable. Schematic Design Phase meetings are scheduled to begin at the end of May and into Summer 2024. Planned occupancy is slated for Summer 2027.
- Wayfinding and Signage – Design: \$4.3M. The design team is working on updating the wayfinding standards to include new building numbering. Presented monument sign concepts to the Campus Advisory Committee last week.
- 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 Professional Development B4700 Project will be beginning procurement with a RFQ being advertised mid-May. RFPs, interviews and selection will follow with a contract slated for board approval early Fall 2024.
- Hard Bid Procurements
  - SAN Recycled Water Installation and Path of Travel projects have been pre-qualified. Bids are due at the end of May and the targeted construction is late Summer 2024.
- Consultant Procurement
  - New qualified pools for Architectural, DSA Project Inspectors and Geotechnical Services have been completed with all contracts being finalized and ready to utilize by the end of May.

**C. Status of Finance (Cost to Date)**

The committee reviewed the budget executive summary through February 2024. No budget changes to the overall budget.

**X. Items for Future Agendas**

None

**XI. Adjournment**

Chairperson Mazur adjourned the meeting at 3:00 pm.

**Minutes Approval:**

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Josh Mazur  
Committee Chair

**Resolution Number 1-2024**  
**Appear Remotely Due to Just Cause**

WHEREAS, William Howe requested to appear remotely due to just cause at the start of the meeting.

WHEREAS, William Howe advised that 0 individual(s) whom is/are 18 years or older is/are present in the room.

WHEREAS, William Howe can participate through both audio and visual technology.

WHEREAS, William Howe’s remote participation in this meeting does not exceed their remote participation for more than two meetings within this calendar year.

NOW THEREFORE, the Independent Citizens’ Bond Oversight Committee hereby resolves as follows:

1. That the foregoing recitals are true and correct and incorporates them by this reference.
2. That the Independent Citizens’ Bond Oversight Committee finds that it may take action on William Howe’s request to appear remotely even though it is not on the Agenda pursuant to Government Code Sections 54953(f)(2)<sup>1</sup> and 54954.2(b)(4)<sup>2</sup>.
3. That William Howe may participate remotely during the meeting today’s meeting held on May 14, 2024.

**PASSED AND ADOPTED** by the Independent Citizens’ Bond Oversight Committee of the District by the vote of its Members on the May 14, 2024, as follows:

AYES: Evans, Marciel, McNamara

NOES: None

ABSTENSION: Howe

ABSENT: Quandt, Krival

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Chair, Josh Mazur

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<sup>1</sup> Beginning on January 1, 2024, the reference to this code section will be “Government Code Section 54953(e)(2).”

<sup>2</sup> Beginning on January 1, 2025, this code section will expire. This appears to be error in AB 2449. While the code sections appear to be read together, Government Code Section 54953(e)(2) (effective January 1, 2024 – January 1, 2026) references Section 54954.2(b)(4), which expires on January 1. This causes a discrepancy.

**Resolution Number 2-2024**  
**Appear Remotely Due to Just Cause**

WHEREAS, Michael Krival requested to appear remotely due to just cause at the start of the meeting.

WHEREAS, Michael Krival advised that 0 individual(s) whom is/are 18 years or older is/are present in the room.

WHEREAS, Michael Krival can participate through both audio and visual technology.

WHEREAS, Michael Krival's remote participation in this meeting does not exceed their remote participation for more than two meetings within this calendar year.

NOW THEREFORE, the Independent Citizens' Bond Oversight Committee hereby resolves as follows:

4. That the foregoing recitals are true and correct and incorporates them by this reference.
5. That the Independent Citizens' Bond Oversight Committee finds that it may take action on Michael Krival's request to appear remotely even though it is not on the Agenda pursuant to Government Code Sections 54953(f)(2)<sup>3</sup> and 54954.2(b)(4)<sup>4</sup>.
6. That Michael Krival may participate remotely during the meeting today's meeting held on May 14, 2024.

**PASSED AND ADOPTED** by the Independent Citizens' Bond Oversight Committee of the District by the vote of its Members on the May 14, 2024, as follows:

AYES: Evans, Marciel, McNamara, Howe

NOES: None

ABSTENSION: None

ABSENT: Quandt, Krival

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Chair, Josh Mazur

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<sup>3</sup> Beginning on January 1, 2024, the reference to this code section will be "Government Code Section 54953(e)(2)."

<sup>4</sup> Beginning on January 1, 2025, this code section will expire. This appears to be error in AB 2449. While the code sections appear to be read together, Government Code Section 54953(e)(2) (effective January 1, 2024 – January 1, 2026) references Section 54954.2(b)(4), which expires on January 1. This causes a discrepancy.