

## **Independent Citizens' Bond Oversight Committee**

### **Minutes of Regular Meeting**

**May 13, 2025**

**(Approved September 9, 2025)**

#### **I. Call to Order**

The Independent Citizens' Bond Oversight Committee met in a regular meeting on Tuesday, May 13, 2025, in meeting room OC1068 at the Oceanside Campus. Chair McNamara called the meeting to order at 2:01 p.m.

#### **II. Roll Call**

Committee members present: Michael Krival  
Ellen Marciel  
Amy McNamara  
Brandon Quandt  
Chris Ramos

Committee members not present: Eleanor Evans  
Gigi Gleason

Others present: Ed Dajani  
Tim Flood  
Tom Macias

#### **III. Approve Meeting Minutes**

A. Meeting of March 11, 2025

By motion of committee member Marciel, seconded by committee member Krival, the minutes of the meeting of March 11, 2025, with the noted date correction of the January meeting minute approval, were approved.

Vote: Krival, Marciel, McNamara, Ramos

Aye: 4-0-0

Abstention: None

#### **IV. Public Comment On and Not on the Agenda**

Committee members introduced themselves and welcomed new member, Chris Ramos, who was appointed in April to serve as the new business representative. Ramos introduced himself to the committee.

The Chem/Biotech Project was honored with a Project Achievement award and Tim Flood with the Distinguished Owner Award at last week's Construction Management Association of America awards. The awards recognize the hard work and commitment to excellence and innovation in construction management.

#### **V. Changes in Agenda Order**

None

#### **VI. District and Kitchell Leadership Transitions**

Flood announced that Elba Gomez will begin as the new Vice President of Administrative Services on June 16 and will replace Flood on the ICBOC beginning at the July meeting.

Dajani announced that he will be transitioning to manage another bond project for Kitchell and will be replaced by Brian Peeling who is new to Kitchell. Peeling will begin May 27<sup>th</sup> and there will be an overlap of several months between the two to ensure a smooth transition.

## **VIII. Advisory Committee Reports**

### **A. Construction**

The advisory committee has not met since February.

### **B. Finance**

The advisory committee met on April 8 to review contracts and change orders. There were no changes to the overall program budget. The district is currently working on the 5-year plan and will report recommended changes to the board of trustees in June.

## **VIII. Staff Standing Reports**

### **A. Status of Projects**

There are currently 17 active projects and 22 completed projects, 3 projects not yet started, with \$460M in commitments and \$393M in expenditures as of February 2025.

#### **Community Learning Center – Project Updates**

##### **Completed Projects**

- Arby's Demolition
- New Monument Signage and Entryway Gateway
- New Student Services Building
- Buildings 100 + 200 Renovation
- Parking Lot Renovation and Building C Demolition – PHASE1

##### **Active Projects**

- Solar Project – Construction: \$1.3M. The project is expected to be complete and online, ahead of schedule, prior to the end of Spring semester 2025.

#### **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
- Path of Travel Upgrade
- Miscellaneous Enhancements

#### Active Projects

- Solar Project – Design: \$2.5M. The project was approved by DSA and construction began on 5/12. Coordinating logistics with the campus and the farmer's market.

#### 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
- B2000 Theatre Lighting
- B1200 Renovation
- B1000 Administration Renovation (DSA Closeout)
- B5100 Allied Health Building (DSA Closeout)
- B5200 KHAN Building and Gym Building (DSA Closeout)
- B1400 Student Services Building (DSA Closeout): \$62.1M. DSA required bracing for the light fixtures in 1st floor lobby was completed in late April. Completed two six-hour negotiation sessions with Swinerton regarding the claim. Final meeting with Tim Flood and Brian McCarthy set for 5/21.
- B1300 Chemistry & Biotechnology Building (DSA Closeout)
- B2800 Media Arts Complex (DSA Closeout)

##### Active Projects

- OC3000 Series Renovation – Construction: \$69.3M. Erection of structural steel is on-going and will be completed by end of May. Structural framing has also started. Storm drain replacement is underway and will be complete in May as well.
- OC Stair Removal and Bridge Repair – Will be open for use on May 16. There will be minor slope improvements and landscaping work ongoing through the end of May.
- Solar Project – DSA: \$18.9M. The project received DSA approval in February. Installation is underway with completion in Fall 2025. The first phases in parking lots 5A and 4C are nearly complete and will be out of the way for commencement. Contractor will start phase 2 after commencement.
- Wayfinding and Signage – Procurement: \$4.3M. Additional pre-construction steps are being taken to address impacts to campus systems resulting from the new building numbers. DSA reviews are also underway to confirm compliance.

- OC4500 Science Renovation – Design: \$35.5M. The project team is close to completing the Construction Documentation design phase with final detailing being performed. Value Engineering and scope reductions have been implemented to bring the trending cost estimate to within budget. DSA submission is scheduled for June 2025 and planned occupancy is Summer 2027.
- Security Infrastructure Project - Design: \$700K
- OC4700 Professional Development Project – Design: \$3.7M. The Design Development phase is complete with the team working through the Construction Documentation phase. DSA submission is currently planned for Summer 2025.
- Campus Wide-ADA and Utility – Ongoing: \$2.5M
- Swing Space – Ongoing: \$9M

**B. Status of Contracts Let**

- Design-Build Request for Qualifications/Proposals (RFQ/Ps)
  - N/A
- Hard Bid Procurement
  - Preparing bid documents and procurement schedule for the Security Infrastructure Project. Targeting Summer 2025 bid.
- Consultant Procurement
  - Contracts approved for Climatec to perform graphics conversion and SMS Technical Solutions to provide services for the solar projects.

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

As of February 2025, commitments were \$460M and expenditures \$393M.

Flood reviewed the executive summary layout for new members. There were no budget changes from the last report.

**IX. Items for Future Agendas**

Introduction of new members and resources

**X. Adjournment**

Chairperson McNamara adjourned the meeting at 2:57 pm.

**Minutes Approval:**

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Amy McNamara  
Committee Chair