

Independent Citizens' Bond Oversight Committee

Minutes of Regular Meeting

**September 9, 2025
(Approved November 11, 2025)**

I. Call to Order

The Independent Citizens' Bond Oversight Committee met in a regular meeting on Tuesday, September 9, 2025, in meeting room OC1068 at the Oceanside Campus. Member Gleason called the meeting to order at 2:00 p.m.

II. Roll Call

Committee members present: Eleanor Evans
Gigi Gleason
Michael Krival
Chris Ramos
Ismael Anderson

Committee members not present: Ellen Marciel
Amy McNamara

Others present: Ed Dajani
Brian Peeling
Tom Macias
Elba Gomez

III. Approve Meeting Minutes

A. Meeting of May 13, 2025

By motion of committee member Anderson, seconded by committee member Evans, the minutes of the meeting of May 13, 2025, were approved.

Vote: Anderson, Evans, Krival, Ramos - Motion carried

Aye: 4

Nay: 0

Abstention: 0

IV. Public Comment On and Not on the Agenda

None

V. Changes in Agenda Order

By motion of committee member Ramos, seconded by committee member Anderson, the Refresher on Brown Act Requirements was tabled.

Vote: Anderson, Evans, Krival, Ramos - Motion carried

Aye: 4

Nay: 0

Abstention: 0

VI. Introduction of New Members

Members introduced themselves.

VII. Refresher on Brown Act Requirements

Tabled.

VIII. 5-Year Construction Plan

Dajani reviewed the 5-year construction plan budget revisions that the board of trustees approved at their June 2025 meeting. All MM funded additions to projects are offset by savings from closed out projects.

Changes include:

- CLC Solar Project – Increase of \$632K from MM savings to meet additional DSA requirements
- B3000 Series – Increase of \$100K from district funding for contractor parking.
- B1000 Reno – \$141K partial MM project savings.
- Lot 5A - \$905K final MM project savings.
- OC4700 – Increase of \$950K from MM project savings to meet cost escalation and design improvements.
- B1200 Reno – \$2.3M partial MM project savings.
- North Storm Drain – Realignment of expenditures to match actuals
- OC Stair Removal and Bridge Repair - \$1.5M savings from MM project due to costs being covered by insurance claim from bridge accident.
- Security Infrastructure – \$564K increase from MM savings to meet additional scope.
- OC Swing Space – \$927K increase from MM savings for T200s lease extension.
- OC Solar Project – \$861K increase from MM savings to meet additional DSA requirements.
- SAN400 Reno – Realignment of expenditures to match actuals
- SAN100 Reno – \$26K final MM project savings
- SAN Central Quad – \$3.7K final MM project savings
- SAN Misc Enhancements – \$246K final MM project savings
- SAN Path of Travel Update – \$94K final MM project savings
- SAN Solar Project – \$1.36M increase from MM savings to meet additional DSA requirements.

Anderson inquired about the move of occupants of the 4500 building during that renovation. Some departments have already moved to their temporary locations.

VIII. Advisory Committee Reports

A. Construction

No meeting since the last full ICBOC meeting. The next meeting will be in October.

B. Finance

The advisory committee met on August 12 and reviewed the 5-year plan construction plan project.

VIII. Staff Standing Reports

A. Status of Projects

There are currently 17 active projects and 25 completed projects, 0 projects not yet started, with \$467M in commitments and \$418M in expenditures as of June 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: \$1.9M. The project is expected to be complete and online towards the end of Fall 2025. Awaiting SDG&E interconnection.

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: \$3.8M. Solar arrays are under construction. Anticipated completion of December 2025 with SDG&E connection to follow. Road remediation and sinkhole work are complete.

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): Mediator has been agreed upon and scheduling for late January meeting.
- B1300 Chemistry & Biotechnology Building (DSA Closeout)
- B2800 Media Arts Complex (DSA Closeout)
- OC Stair Removal and Bridge Repair –

Active Projects

- OC3000 Series Renovation – Construction: \$69.3M. Structural framing, MEP rough-in, steel decking and roofing in progress. Installation of Densglass and waterproofing on the exterior has commenced.
- Solar Project – DSA: \$19.7M. Installation is underway with completion in Spring 2026. The first & second phases in parking lots 5A and 4C are complete. Contractor started phase 3 at 5A August 11th.
- OC4500 Science Renovation – Design: \$35.5M. DSA review is underway with construction planned to begin Spring 2026.
- OC4700 Professional Development Project – Design: \$4.7M. DSA review is underway with construction planned to begin Summer 2026.
- Wayfinding and Signage – Design: \$4.3M. The design team is working with DSA to gather initial review feedback and will then proceed with the next stages of design development. Extensive pre-construction planning to ensure a smooth rollout of new sign types. Construction is planned for Summer 2026.
- Campus Wide-ADA and Utility – Ongoing: \$2.5M
- Security Infrastructure Project - Design: \$1.3M
- Swing Space – Ongoing: \$9.9M

Ramos inquired about the timing of the NEM deadline for the three solar projects currently in construction. The district is scheduled to have all projects complete to ensure inclusion in NEM 2.0.

B. Status of Contracts Let

- Design-Build Request for Qualifications/Proposals (RFQ/Ps)
 - N/A
- Hard Bid Procurement
 - Security Infrastructure Project prequalification RFQ posted on 8/19 and held the pre-submittal job walk on 8/26. RFP scheduled for 10/10 and targeting board approval in December.
- Consultant Procurement

- Contracts approved for SMS to perform compaction testing and inspection services for the solar project at SAN and Architect Gallegos & Eckle for design services for the installation of the T570 trailer at OCN.

C. Status of Finance (Cost to Date)

As of June 2025, commitments were \$467M and expenditures \$418M.

IX. Items for Future Agendas

Brown Act Refresher

X. Adjournment

Member Gleason adjourned the meeting at 2:49 pm.

Minutes Approval:

Amy McNamara
Committee Chair