

# North Orange County Community College District Citizens' Oversight Committee

## APPROVED MINUTES

November 1, 2006

Board Conference Room, Anaheim Campus

Committee Members Present: Lynn Abouchar, Don Baldwin, Kay Bruce, Theresa Harvey, and Nicole Wells

Absent: Keith Nelson, Philip Wendel, and Julie Law

District Staff: Ron Beeler, Kathie Hodge, Jerry Hunter, Margie Lewis, Fred Williams, and Sandy Cotter

Visitors: Trustee Leonard Lahtinen, and Jeff Wood from FLCM

### **1. Call to Order:**

Chairperson Theresa Harvey called the meeting to order at 4 p.m. Upon the arrival of Nicole Wells, Ms. Harvey announced a quorum was in attendance.

Ms. Harvey led a round of introductions. Mr. Baldwin noted this would be his last meeting, having now completed his second two-year term.

### **2. Approval of the August 2, 2006 Meeting Minutes:**

MSU to approve the minutes of the August 2, 2006 meeting as submitted.

### **3. Bond Projects Status Update Presentation and Budget Analysis:**

Fred Williams, Vice Chancellor, Finance and Facilities, and Ron Beeler, District Director of Facilities and Planning, led a review of the bond program, completed projects, and current construction. They distributed the *Budget and Financial Report for the Period Ending September 30, 2006*, and narrated a visual presentation that had recently also been presented to the Board of Trustees.

#### *Cypress College:*

Renovation of the Business and Technical Education I buildings is partially complete, with staff and students occupying the Business Building while work continues. The major outstanding issue is the installation of data cabling. Renovation of Tech Ed I is almost complete, with staff scheduled to move back in at the end of October. Also nearing completion is the renovation of

the third and fourth floors of the Cypress College Complex, formerly the Library/Administration Building. Mr. Beeler noted that the Student Center project is currently about three weeks behind schedule due to unforeseen circumstances, with a completion date of January 2008. Phase II of the piazza project is almost complete and the waterproofing membrane is being installed and tested in preparation for the concrete pour. New railing has been installed. The elevator between Gym II and Tech Ed II is now operational and the other elevators near Tech Ed I and the Business Building are scheduled for operation in December. The bid process has begun for the renovations of Gym II and Culinary Arts. The ongoing central plant issues are being reviewed by a consultant hired by the District to evaluate the project. And the School of Continuing Education Building is a few weeks behind schedule due to unforeseen conditions, but work is progressing. Upon a request for clarification of the meaning of 'unforeseen conditions,' Mr. Beeler noted some difficulties with mapping of the underground utilities and water systems that are now being addressed.

*Fullerton College:*

The 300/500 Building elevator project has been completed, with a separate project currently in design to rework the building 300 stairway for ADA compliance with a construction date of summer 2007. Phase II designs for the mini-plant and chiller installations have been submitted to DSA. Design documents for the Physical Education facilities project are being prepared. This project will involve a new 50-meter pool, refurbishing the tennis courts, a new PE Field House and field bleachers, and various PE building improvements.

The new Classroom Office Building was re-bid in August, with 5 packages being approved by the Board in September. Construction will begin in mid-December of 2006. The new Campus Commons is in construction and scheduled for completion in July of 2007. The DSA has determined that installing fire sprinklers and enclosing stairways is not required for the Lemon Street Parking Structure. Serious issues with the structure elevators continue, with the general contractor and elevator subcontractor working to correct the problems.

In clarification to a question regarding the LLRC budget, Mr. Beeler and Mr. Williams noted that state funding covers only the basic construction or "least cost measures," and that \$6 million was added for enhancements. They added that additional funds are always pursued when appropriate and available.

*District/School of Continuing Education:*

Design on the Wilshire SCE project has been approved by DSA. This will include a new Administration Building to replace the temporary modular buildings along Wilshire Avenue, and the complete refurbishing of the existing buildings. Construction is scheduled to begin in early December, with a completion date of March 2008. The appraisal for the Hetebrink property on Chapman and Berkeley Avenues has been updated to \$855,000, and

negotiations have begun for this purchase. Lastly, the build out of the 4<sup>th</sup> and 6<sup>th</sup> floors at the Anaheim Campus continues, with DSA approving the plans and the project going to bid in October.

Mr. Beeler stated that with the passing of Prop 1D, approximately \$87 million additional funds would be available to the District with some local matching and bond program funds to add three additional new buildings to the construction program, one at Cypress and two at Fullerton College. Additional discussion on the approval process for state funds and space/room utilization criteria followed.

Clarification on the format of the report's financial data, explanations of hard and soft costs, the relationship of contractors to the construction managers and project managers, timelines and major obstacles for the bond program, and the escalating materials costs were also discussed. Kay Bruce noted that the annual Report to the Community published by Public Affairs is very helpful information to the taxpayer community. The next draft of the report will be presented to the committee in spring, 2007.

**4. Other:**

After discussion on the 2007 meeting calendar, the following meeting dates were approved: February 7, May 2, August 1, and November 7.

Trustee Leonard Lahtinen thanked the committee members for accepting their appointments to this group, stating that the Board of Trustees appreciates their commitment to the District. Mr. Baldwin thanked the Chancellor and staff for their assistance during his four years on the committee. Jeff Wood congratulated Cypress College on their recent 40<sup>th</sup> Anniversary Open House, and as a former student, noted his pleasure in being involved with the college through FLCM.

The meeting was adjourned at 5:15 p.m. The next meeting is scheduled for **4 p.m., February 7, 2006**, at the Anaheim Campus Board Conference Room.

Respectfully submitted,  
Sandy Cotter  
Executive Assistant, Chancellor's Office