

**North Orange County Community College District  
Citizens' Oversight Committee  
September 2, 2015**

**APPROVED MINUTES**

**Roll Call:** Present: Chuck Allen, Andrew Carroll, Michael Cooper, Charlene Egizi, Paul Jewell, Michael Miller, Leroy Mills, Mark Pavlovich, Louis Raprager, Phil Wendel. Absent: Manny Aceves, Chris Meyer, Mike Oates, Elena Reyes, Mark Saucedo

**Other Employees Present:** Karen Cant, Brian Fahnestock, Lorenze Legaspi, Kai Stearns-Moore, Sandra Palmer, Valentina Purtell, Greg Schulz, Bob Simpson, Richard Storti, Fred Williams, Rick Williams

**Call to Order:** Chair Andrew Carroll called the meeting to order at 4:04 p.m.

**July 16, 2015 Meeting Minutes:** The July 16, 2015, meeting minutes were approved as submitted.

**Terms of Service:** Mr. Brian Fahnestock, Interim Vice Chancellor, introduced himself. Mr. Fred Williams asked for volunteers for one-year terms. Messrs. Allen and Miller volunteered for one-year terms. Mr. Carroll suggested we contact the members not in attendance and if nobody is willing, then direct staff to draw lots and appoint members to the one-year terms. Mr. Fahnestock will reach out to the absent members and ask for volunteers for the one-year term.

**Measure X Update:** Mr. Fahnestock led a brief overview of the sections contained within the Budget & Financial Report stating that there were very few changes. He directed attention to the NOCCCD Bond Program Update handout noting that the District is exploring using the bulk of the residual funds to complete the build-out and re-programming of several floors of the Anaheim Campus.

Committee Questions and Comments:

1. When do you anticipate first bond offering for Measure J? Mr. Fred Williams shared that we informed the Tax Collector that our intentions are to sell before the end of next year.
2. Will we accelerate expenditures at CC due to overlap in projects for the two measures? Mr. Fred Williams replied that there are also items at FC for \$1.4 million for property acquisition which is part of the Measure X program; we will not spend any dollars unless it is an allowable expenditure.
3. The two Measure X reports appear static, can you add a change bar to easily identify the differences between reported expenditures? Mr. Fred Williams stated that changes are identified on the Summary page. Unfortunately, we haven't had a lot of activity on Measure X over the last several months so that's why you're not seeing any changes; once we have more activity going on you will see more changes.

**Measures J Presentation:** Mr. Fahnestock again directed attention to the handout which was created based on information which the committee may have seen already and some new information on Measure J even though no projects have begun. Mr. Fahnestock turned the meeting over to Rick Williams, District Director of Facilities, and Karen Cant and Richard Storti, campus Vice Presidents, to review the Measure J projects.

Mr. Rick Williams shared the following key points:

- Program Manager selections have been narrowed down to one firm. Anticipate Board approval September 8;
- ADA Transition Plan draft distributed. Comments to be returned from campus administrators, staff, DSPS Directors, and students today for final changes;
- Preparing District-wide Environmental Impact Report Request for Proposal (RFP). Proposed service fees will be requested for 10-years out on campus projects;
- RFP for underground utility study for existing wet-dry utilities advertised this week. Mandatory job walks scheduled for the week of August 31;
- District Space Inventory workbooks for 2015-16 in progress;
- Anaheim Campus first floor warehouse project in construction document phase.

Ms. Karen Cant expressed excitement to move forward with plans to upgrade the campus. To date, the following has been completed:

- Hired the DLR Group as Campus Architect;
- Held community and campus forums during the spring and summer of 2015 facilitated by the DLR Group. As a result of the forums, there is an addendum of about eleven items that have surfaced as priorities;
- Continually updating the 2011 Master Plan. Revisions to the projects will be guided by stakeholders, including students, employees and the community;
- Hiring committee is in place and an advertisement is out for a Project Manager, Campus Capital Projects Manager. This individual will function as onsite construction oversight and will work in cooperation with the Program Manager, Maas;
- Established a Measure J web page: <http://cypresscollege.edu/bond>.

Ms. Cant also stated that they are ready to launch the Environmental Impact Report (EIR) at the same time we begin to hire architects for our primary projects:

- *A Veteran's Center* was not previously in the Facilities Plan, but will actually be the first project. It is estimated that approximately 15,000 sq. ft. is needed for private counseling and other needs but until the programming is complete, actual square footage remains unknown.
- *The Science, Engineering, Math (SEM) building* is scheduled to be renovated. We now propose to use the existing building as swing space and construct a new building in lot #7. However, we could be giving up state matching funds of \$24 million for renovations; so there are some offsets and some savings if we build new.
- *The Aquatic Center* will be moved up in priority since it makes sense to do necessary maintenance of the pool at the same time as the Aquatics Center is developed. Currently the pool is that it is L-shaped, there are not enough lanes, and it is not wide enough to be a competition pool (Conference or Olympic).

- A Parking Lot is being proposed utilizing the OCTA rail corridor for long-term temporary parking to relieve any construction-related parking issues and to avoid student parking spilling over into the surrounding neighborhoods.

Committee Questions and Comments:

1. Will the Campus Capital Projects Manager be an employee of the college? Ms. Cant responded yes, he/she will be an employee of the District and his/her salary will not come from bond funds.
2. Regarding the L shape of the pool not being made for competition, how did that happen? And looking forward 15 years, what lessons were learned and balances in place to make sure that 20 years from now we haven't designed it so that it's not conducive to competition? Ms. Cant responded that it is possible that the pool may not have been competition level when it was originally built but today the pool does not meet the Commission on Athletics (COA) compliance and, unfortunately, we cannot predict what the COA will determine to be competition-level in the future.

Mr. Richard Storti believes that this is an exciting time for the District as we move forward with Measure J. At Fullerton College we have been heavily involved in planning for our facilities and have completed the following:

- Hired the DLR Group as Campus Architect;
- Held five open forums during the spring which were designed to aid in the planning process;
- Established a Measure J Bond web page (<http://www.fullcoll.edu/bondprojects/index.html>).

Mr. Storti continued stating that Fullerton College is dedicated to using the Measure J funds in a way that benefits current and future students. In the first seven years of construction we will be working on the following projects:

- Continually updating the 2011 Master Plan. Revisions to the projects will be guided by stakeholders, including students, employees and the community.
- Building in a contingency to find other sources of funding. For example, if the state passes a bond we want to to adjust our sequencing so that our project is available for state funds;
- New parking structure; we are talking with the City of Fullerton to acquire the parking structure on the corner of Chapman/Lemon;
- New facility for Lab School/Childcare;
- New Performing Arts Center;
- Renovation of the Wilshire Auditorium.

Committee Questions and Comments:

1. Is there a lactation center planned or plans for transgender restrooms? Mr. Storti responded that the campus does have transgender restrooms.
2. Any plans to "go green"? Mr. Fred Williams responded that we did exceed Title 24 by 15% or more and that the Board would like to see the buildings going for Leadership in Energy & Environmental Design (LEED) certification.

3. What is the environmental impact of the FC tunnel system? Mr. Rick Williams responded that we are preparing a District-wide Environmental Impact Report and proposed service fees are requested for 10-years out. Also, an RFP for an underground utility study for existing wet-dry utilities was advertised this week in order to get a better understanding of what exists.

**Future Meeting Dates:** Mr. Fahnestock reminded the members that the meetings are scheduled on the first Wednesday of March, June, September, and December at 4 p.m. The next meeting will be December 2, 2015, and from now on we will put the future dates on the agenda. The following meetings will be March 2, and June 1, 2016. It was agreed to rotate the meetings on the different campuses for four purposes; the December 2 meeting will be hosted by Cypress College. The March 2, 2106 meeting will be hosted by Fullerton College and the June 1, 2016 meeting will be hosted by the Anaheim Campus.

**Other:** Committee Questions and Comments:

1. The Bond attorney made a comment about insurance and indemnification. Are we covered? Mr. Fred Williams responded that we have coverage and that he will send something out.
2. Is the website being updated? Kai Stearns-Moore responded that the District website is 12 years old and that a new site launches in 3-4 months and will have Measure X and Measure J information. Currently, the campuses also have their own web page and are updating their information.
3. On the website the independent financial audits for June 2013 is up, where is June 2014 and 2015? Mr. Fred Williams stated that all audits should be on the website; we will check to make sure this information has been posted. The 2015 audit report should be received by December.

**Adjournment:** There were no public comments and the meeting was adjourned at 5:33 p.m.