

**North Orange County Community College District  
Citizens' Oversight Committee  
June 7, 2023  
APPROVED MINUTES**

**Members Present:** Paulette Chaffee, Beverly Falco, Carla Skarin, Dr. Richard Rams, Thomas Quinn

**Members Absent:** Sueling Chen, Gail Lyons, Danielle Thomas, Fiza Valiulla

**Other Employees/Guests Present:** Fred Williams, Rick Williams, Valentina Purtell, Kashu Vyas, Leslie Tsubaki, Allison Coburn, Oscar Saghieh, Goeff Hurst, Henry Hua, Gilberto Camargo, Nirva Parikh

**Call to Order:** The meeting was held at the North Orange County Community College District (NOCCCD). Dr. Richard Rams called the meeting to order at 4:05 PM and led the group in the Pledge of Allegiance.

**Public Comments:** No public comments were received.

**Approval of Minutes:** The minutes from the March 1, 2023, meeting were approved.

**Measure J Update – Including Safety Reports:**

Construction Industry - Economic Pulse – Gilberto Camargo reviewed the current conditions in the marketplace at the program level. Material prices have remained stable for the last three months, with subtle decreases in some cases, such as lumber. Prices have nearly stabilized with modest increases due to supply and demand. The overall costs of materials are anticipated to remain persistent for the next two quarters based on current financial and geopolitical circumstances. Analysts have been calling the present scenario a plausible rolling recession, where not all sectors of the economy or sectors of a specific industry are impacted similarly. As projects enter the bidding phase and current conditions stay the same, then bids will likely match the current estimates of probable construction cost. MAAS will continue monitoring potential market or industry changes that could negatively impact our projects.

Current IPP and FPP Status: To date, the FPP/IPP status remains unchanged.

**Cypress College Updates** – Allison Coburn provided the Committee with detailed updates on the major projects at Cypress College:

Fine Arts Building Renovation: The Campus Project Team received project approval from the California Community Colleges Chancellor's Office to enter the bidding phase. Bidding is anticipated to begin in August after DSA approval of the addenda. The pre-qualification for specialty contractors has been completed. The Notice to Proceed for construction is scheduled to be issued by February 2024. Phase I move-in activities have been completed.

Questions/Comments:

1. **Fred Williams** – Under a Construction Management Multi-Prime (CMMP) project delivery method, the project owner will contract directly with trade contractors involved in the project. Approximately 30 scope of work bid packages are part of this process. Meanwhile, a construction manager, in this case, Sundt Construction, is acting on the District's behalf as the construction manager. Sundt's role involves conducting the pre-qualification of specialty contractors as well as all site management during construction. The trade contractors carrying out portions of the scope of work will directly contract with the District.

Swing Space-Fine Arts (Old SEM Building): Close-out activities are underway. The Campus Project Team is working on pick-up projects to improve usability. Punch-list activities by the contractor have been completed. At the June 13 Board of Trustees' meeting, the Campus Project Team will present a deduction from the contractor under Change Order No.2 for work that was not completed. Minor corrections will continue to be made. Phase two move-in activities are planned for July.

Electric Vehicles (EV) SCE Charging Station – Parking Lot 4: This project entails 16 new charging stations that are scheduled for completion by early 2024. The project's Construction Documents have been under DSA review since April; comments from the State agency are pending. Bidding is anticipated to begin this summer, and construction will begin after that.

LLRC Secondary Data Center (Phase II): This project is in close-out.

Campus-Wide Security Systems Upgrade: Phase I has been completed and close-out is now underway. The Campus Project Team will assess the future of Phase II.

Swing Space – Hotel, Restaurant, and Culinary Arts: This project is composed of multiple packages with two active contractors. The barrier removal project is underway and slightly ahead of schedule. This portion of the project is intended to be completed by fall.

Dining and Bathroom, and Kitchen packages have completed bidding and they will be presented to the Board of Trustees in June to request approval to enter into contract with the lowest responsive and responsible bidder. Since the last meeting, the Orange County Health Care Agency's review of the kitchen package was completed. Mobile Kitchen and Global Modular are now outfitting the units for placement at the swing space. A budget increase occurred since March using non-Measure J funding amounting to approximately \$1M.

Questions/Comments:

1. **Fred Williams** – Before the Anaheim Tower First Floor Life/Safety Renovation project breaks ground, the Hotel, Restaurant, and Culinary Arts Department from the Anaheim Campus will temporarily move to Cypress College for the duration of construction. Allison Coburn was able to identify modulars previously used for culinary arts resulting in substantial savings.
2. **Dr. Richard Rams** – *Is this swing space planned to be ready for Fall instruction?* No, it is scheduled to be completed this winter.

**Fullerton College Updates:** Oscar Saghie provided the Committee with detailed updates on the major projects at Fullerton College:

Renovate Building 300: This project underwent concurrent submission to DSA and California Geological Survey (CGS) this year. The geotechnical engineer and the design team provided a response disproving the liquefaction matter. The submission package was greenlit by CGS and approved by DSA on May 30. Westberg White is now updating the project cost that will be included in the DSA-approved submission package to the California Community Colleges Chancellor's Office for approval to enter the bidding phase. The pre-qualification of the General Contractors is underway. The Campus Project Team held a non-mandatory meeting on May 23 that drew over a dozen contractors.

Questions/Comments:

1. **Fred Williams** – The added intricacy of this project's new historical designation along with the seismic upgrade made receiving DSA approval a true win.
2. **Richard Williams** – Approval for this project's funding is secure; upon submission of the appropriate documentation, the project will be able to proceed to the bidding phase.

Chapman-Newell Instructional Building: The Campus Project Team has selected an Inspector of Record that will be presented to the Board of Trustees in June to request approval for entering into a contract with the chosen firm. The Team is also in the process of selecting a Lab of Record and issuing a request for proposals for the paleontologist and environmentalist to approve the Environmental Impact Report (EIR).

On May 30, the Design Team resubmitted revised plans according to the City of Fullerton's required improvements for the sidewalk and back-alley on the south-side of the project. To date, the Design Team has been unsuccessful in securing a page-turn meeting to expedite the review.

DSA approval of the submitted Construction Documents is scheduled to be received this month. Upon State agency approval, and approval is secured from the City of Fullerton, then negotiations will be underway to finalize the Guaranteed Maximum Price. A Board Agenda Item was previously presented to the March 28 Board of Trustees' Meeting with a revised cost for this project and the New M&O Building project. The Design-Build team and the Campus Project Team are committed to not exceeding the agreed-to price. The planned start of construction is anticipated in September of this year and is projected to be completed in December 2024.

Questions/Comments:

1. **Fred Williams** – This project required a presentation to the Board of Trustees to award portions of the contract to ensure a timely delivery of items with long lead times. Additionally, the existing steel contractor had to be replaced as they were unable to continue with this project due to coinciding project timelines that changed their availability.
2. **Beverly Falco** – *Aside from scheduling capacity, what caused the steel contractor to step back from this project?* The original schedule for this project was significantly delayed by cost negotiations. Simultaneously, the price of steel has been on the rise, exceeding the cost originally negotiated in the contract. This led the steel contractor to step back from this project.
3. **Oscar Saghieh** – At the March 28 Board of Trustees' Meeting, the Campus Project Team included a change in the timeline for 100 days due to non-compensable delays.

New Maintenance and Operations Building: The New M&O Building previously received DSA approval on April 26. The Campus Project Team has begun the process of addressing logistics. Procurement of the required consultants is underway.

New Performing Arts Complex, Buildings 1100 and 1300 Demolition: The New Performing Arts Complex has been under review for DSA approval since November 30. The Fire, Life, and Safety review was completed on May 22. Access and Structural Safety review is anticipated to be completed on June 16. Comments from DSA are pending.

Wilshire Chiller Plant Relocation: This project's Construction Documents are scheduled for submission in two increments as previously agreed to with DSA. The first increment for the Chiller Relocation and new equipment was submitted in early March. DSA comments were received in May. Preparation for increment two for the Arts Yard is underway. The Campus Project Team is attempting to locate missing information about equipment dimensions that are currently located in the Arts Yard. This increment will be submitted after the Team receives comments from the State agency on Americans with Disabilities (ADA) compliant restrooms under the New Performing Arts Complex submission package. Construction is anticipated to begin in December this year.

New Welcome Center & Lot C West: An architect has been hired to conduct programming as well as a cost estimator to project its cost. The Campus Project Team will apply a Design-Build project delivery method. Procurement is estimated to occur in spring 2024. Construction will begin after buildings 1100 and 1300 are demolished after move-in activities are completed for the New Performing Arts Complex. The latest cost estimate is approximately \$64M.

Questions/Comments:

1. **Fred Williams** – Upon completion of move-in activities for the New Performing Arts Complex, the current theater and performing arts building will be torn down to make way for the New Welcome Center. Given this project's anticipated cost, of approximately \$64M, the Campus Project Team is assessing funding sources including re-prioritizing Measure J projects to place on pause, including the Horticulture Center and STEM Lab, to make way for this Center. Additionally, Fullerton Campus is undergoing an update to the education and facilities master plan that will be processed through Shared Governance.

**Anaheim Campus Updates:** Richard Williams provided the Committee with detailed updates of the major projects at Anaheim Campus:

Swing Space – Interim Housing: Playground demolition and asphalt removal have been completed. This project is slightly ahead of schedule. Approximately 75 percent of the underground utilities work has been completed. Crews are building an Americans with Disabilities Act (ADA) compliant ramp and stairs from the rear exit of the Anaheim tower to the Interim Housing for improved accessibility. Next week, asphalt laying is estimated to be completed on the east side of the project along with utilities work. The modular buildings are projected to be delivered to the site in early July. At that point, crews will begin working on set-up activities, including anchoring, for the remainder of July. Later, data connectivity, furniture move-in and other finishing touches required for full building operation will ensue until its anticipated completion in September.

A connection to the City of Anaheim’s sewer is underway. Additionally, the Campus Project Team has been able to acquire a refurbished switchgear through contractor Trane, resolving the previously expected delay as new switchgears can take a year for procurement.

Questions/Comments:

1. **Fred Williams** – The Printing Department will be moved to the first floor of Building B for the duration of the Anaheim Tower First Floor Life/Safety Renovation project. A ramp has been completed for ease of moving equipment from the Central Plant where the printing department’s equipment will be stored until this portion of the project is ready for move-in activities by the end of 2023.
2. **Paulette Chaffee** – *Who identified the switchgear?* Cora Baldovino contacted Trane and located the switchgear that was eventually procured by RT Contractor. Matt Pirayeh of MAAS Companies coordinated the required modifications with RT Contractor for usability.

Develop Interior and Exterior Signage: NOCE signage is planned for the perimeter of the building as well as lower building signage. The large marquee sign located at the Romneya entrance is also planned to be updated.

Anaheim Campus Tower First Floor Life/Safety Renovation: This is an 80 percent State funded project with a 20 percent match from Measure J funds. DSA has required a new Americans with Disabilities Act (ADA) compliant path of travel from the Romneya entrance to the building during the back-check process. The solution to this requirement includes a lift from the end of the new sidewalk to connect users to the upper deck tower entrance. The District’s original ADA transition plan included an ADA-compliant ramp connecting the parking deck to the lower circle at an estimated cost of \$350K. However, the new solution will potentially produce a savings of approximately \$200K. Additional comments are anticipated from DSA in mid-June. SVA Architects will schedule a back-check appointment in mid-July. The Construction Drawings will be sent to the State Chancellor’s Office for approval to initiate the bidding phase. Construction is planned for January 2024.

Outdoor Patio Remodel: This project is meant to provide an outdoor space for building users to congregate for the duration of construction for the Anaheim Tower First Floor Life/Safety Renovation project. It includes an update to the patio and eventually the cover structure that will be composed of solar arrays to power lighting and adjacent student activities. It is currently in the design phase and its budget will be reviewed prior to moving forward with construction.

**IT Network Refresh (All Campuses):** Geoff Hurst provided the Committee with detailed updates of the IT Network Refresh Project:

Close-out and verification pieces are underway to ensure that all necessary documentation has been appropriately processed and that the required equipment has been provided. Some small items will be rolled-over into a new contract due to supply chain difficulties and their back-ordered status.

In late May, crews began addressing the final work for Voice over Internet Protocol (VoIP) and the network cutover at Fullerton Campus. The work is projected to last until late June. Crews are working late into the night to complete the cutover and VoIP installation in a timely manner. Upon completion, the cutover to the new network infrastructure and phone system will be considered complete at all campuses. This will be a major milestone reached as campuses had to conduct day-to-day activities using both networks until the arrival of back-ordered items and delayed equipment.

**Questions Comments:**

1. **Fred Williams** – Internet speed and access will be improved upon completion of the cutover. There have been several complaints at Fullerton Campus as the Wi-Fi had not yet been cutover. Heatmap development is underway. To echo Geoff Hurst, as technology is continuously changing, this project will be ongoing in new iterations.

**Finance Review:** Series A, B, and C have been issued for a total of \$400M to date out of the \$574M authorized under Measure J. The remaining \$174M will be sold based on timed spending requirements and will fund the active and upcoming Measure J projects discussed today. The District will attempt one final series sale of the remaining Bond funds to save on the associated issuance costs. This decision will be based on cash-flow projections and market conditions. Since the inception of the Measure J Bond, \$13M was originally budgeted for interest earnings. \$12.6M has been received to date. The current interest rate has approximately increased to 3.59% per month. The District believes this will yield added interest earnings up to an anticipated \$16M by next year. Fred Williams presented the updated financial reports to detail expenditures made at all three campuses and the District.

The District will present a Board Agenda Item to the Board of Trustees on June 13 to renew MAAS Companies' contract for bond program management for two additional years following the conclusion of the initial three-year duration in October.

**Future meeting Dates:**

September 6, 2023

December 6, 2023

These meetings are scheduled to be convened at the District Boardroom at the Anaheim Campus.

**Adjournment:** The meeting adjourned at 4:55 PM.