

**North Orange County Community College District
Citizens' Oversight Committee
December 7, 2022
APPROVED MINUTES**

Members Present: Paulette Chaffee, Sueling Chen, Beverly Falco, Cassandra Perez, Carla Skorin, Dr. Richard Rams, Fiza Valiulla, Thomas Quinn

Members Absent: Gail Lyons, Danielle Thomas

Other Employees/Guests Present: Fred Williams, Dr. JoAnna Schilling, Valentina Purtell, Rodrigo Garcia, Rick Williams, Allison Coburn, Megan Moscol, Dr. Byron Clift Breland, Stephen Schoonmaker, Oscar Saghieh, Goeff Hurst, Mary Bell, Stephen Blount, 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.

Resolution No. 22/23-01 Authority to Hold Virtual Meetings: The resolution was approved.

Public Comments: No public comments were received.

Approval of Minutes: The minutes from the June 1, 2022, and the September 14, 2022, meetings were approved.

Measure J Update – Including Safety Reports:

COVID-19 and Geopolitical Reverberations – Gilberto Camargo reviewed the current conditions in the marketplace at the program level. Changes in monetary policy have strengthened the dollar leading to the changing values of imports with an overall benefit to the cost of materials in the future. Reverberations of inflation continue throughout the industry. Labor shortages are an ongoing issue for construction projects throughout the region. There is a slowdown in the increases in the cost of materials according to an index tracked by Engineering News-Record. Data points appear to be flattening. As such, the outlook is beginning to improve as NOCCCD campuses enter the process of bidding and construction next year for projects in the bond program. Each Campus Project Team will mitigate matters of labor and materials availability and supply chain issues.

Questions/Comments:

1. **Fred Williams** – Significant cost increases are anticipated from the original budgets of each project. Next Monday, the Council of Budget and Facilities (CBF) will assess a request for additional funds to supplement specific project budgets. More information on the evolution of these budgets will be available as these projects progress through the bidding process.

Current IPP and FPP Status: The District and Fullerton Campus Project Team are awaiting State funding approval for the STEM Vocational Center. The following is the status of the Final Project Proposal (FPP) submitted to date:

Anaheim

- Anaheim Campus Tower First Floor Life/Safety Renovation – FPP Approved

Cypress

- Fine Arts Building Renovation – FPP Approved

Fullerton

- New Performing Arts Complex – FPP Approved
- Renovate Building 300 – FPP Approved
- STEM Vocational Center – FPP Under Review

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

Fine Arts Building Renovation: The Campus Project Team is in the process of prequalifying contractors as part of a Construction Manager Multi-Prime Project (CMMP) project delivery method. The team is currently assessing interested contractors for experience and exposure to DSA projects.

The bidding package was submitted to the State Chancellor's Office in November. The timeline for review may last up to six months due to delays at the State-level. Bidding is contingent upon approval. The users will be moved from the Fine Arts Building to the Swing Space located at the Old SEM Building at the end of the spring semester. At this point, the building will be vacated and ready for construction in the summer 2023.

Swing Space-Fine Arts (Old SEM Building): Preparations are underway to convert building usage from mathematics and engineering to the arts. There have been delays in the completion of the project due to unforeseen conditions. A change order is anticipated to be submitted for time and additional monies to address the aforementioned matter and extend the schedule for completion.

Questions/Comments:

1. **Oscar Saghieh** – *What is the anticipated timeline from prequalification to the bidding process?* The precise timeline is unknown as the start of the bidding process is contingent upon the approval from the State Chancellor's Office. However, the team estimates between 4 and 6 months.

Southern California Edison Electric Vehicle – Parking Lot 4: The project is currently in the design phase. SCE anticipates completion of this portion by early January 2023 followed by submission to DSA later that month.

LLRC Secondary Data Center (Phase II): The secondary data center is intended to provide a backup to the primary system in the event of an emergency. Project implementation will occur in three phases. The project is nearing the end of phase II in which a final component is required to be procured and installed to ensure operationality. This phase of the project is anticipated to be completed in the first quarter of 2023.

Campus-Wide Security Systems Upgrade: Modules have been upgraded to enable monitoring of the existing security cameras. A computer microchip is required for the completion of the project. Upon its installation, and the conclusion of training, the project will be closed out.

Swing Space – Culinary Arts: DSA comments have been received and are currently under review by the Campus Project Team and the Architect of Record (AOR). Mobile Kitchens will procure and outfit the units and then acquire approvals from the Housing Department. Following these

steps, the project's Construction Documents (CDs) will be resubmitted to DSA for final approval. The project timeline has been extended. The team expects operationality after the 2023 winter break and classes will resume at the Cypress Campus in spring 2024.

Questions/Comments:

1. **Dr. Richard Rams** - *Where will the temporary modular buildings be located?* They will be located south of the Business Building at the Cypress Campus.
2. **Fred Williams** - The current activity involves planning and design to make way for construction at the Anaheim Campus Tower First Floor Life/Safety Renovation to start later in 2023 and 2024.

Fullerton College Updates: Rodrigo Garcia provided the Committee with detailed updates on the major projects at Fullerton College:

Building 300 Renovation: DSA review of the Evaluation, Design, and Criteria Report (EDCR) have been completed. The submission of the preliminary plan to the State Chancellor's Office is pending. DSA submittal of the projects Construction Documents are anticipated to be completed in late January 2023. Completion of the DSA review is anticipated in May 2023. The general contractor bidding and selection process will begin following DSA approval along with the issuance of the Notice to Proceed (NTP) with construction. This project is anticipated to be awarded by November 2023 to avoid jeopardizing State funding. Construction for this project will last approximately 20 months and completion is expected in June 2025.

Fullerton Heritage has submitted multiple buildings to the National Registry of Historical Spaces for historical designation including buildings 100, 300, 600, 840 and its courtyard. Portions of the main campus quad are also part of the nomination. The State of California Parks and Recreation office of Historical Preservation will meet in January 2023 to consider the nomination. A Board Agenda Item will be presented to the Board of Trustees at its December meeting to discuss the pros and cons to this designation. Benefits include additional funding made available in the form of grants; however, the designation limits physical changes that can be made to historically preserved buildings. The historical designation is not anticipated to impact current plans to renovate Building 300. However, any future projects at this Campus will be subject to additional review to ensure the preservation of the historical fabric of the buildings. For example, Building 100 requires an elevator to comply with the Americans with Disabilities Act (ADA). As such, Building 100 may require additional review from other agencies beyond the State Chancellor's Office and DSA.

Chapman-Newell Instructional Building and New Maintenance and Operations Building: Both projects reached 100% Construction Documents in October. The cost estimate reconciliation continues between BN Builders and our third-party cost estimator. An initial Guaranteed Maximum Price (GMP) is anticipated by January 2023. The project drawings and specifications have been submitted to DSA in October with review proceeding for the next six to eight months. GMP is anticipated to be finalized once comments are received from DSA in August 2023. The team is working with the City of Fullerton to implement right-of-way improvements in the area. This project is anticipated to be completed in December 2024.

New Performing Arts Complex, Buildings 1100 and 1300 Demolition: KSM Architecture (KSMA) completed the historical review of the proposed building. The Campus Project Team also hired Dudek to supplement the opinion provided by KSMA. It was concluded in the report and peer review that the project design did not comply with one of the mitigation measures concerning proximity, mass and scale, and architectural style. The project is unable to comply with this measure due to State funding and its designation as a replacement project. The team will

compose an addendum to the EIR with Dudek and legal counsel to be presented to the Board in January 2023. DSA approval is anticipated to be completed in July 2023. Bidding and the Notice to Proceed will be submitted by December 2023 and project completion is approximated for December 2025. Demolition of Buildings 1300/1100 will not happen until the New Performing Arts Complex is completed to ensure continuous access and transitional space to make way for the Welcome Center. Additionally, Building 1100 cannot be demolished until the completion of the elevator project at Building 100 to maintain accessibility to the second floor by all users.

Welcome Center: The project has entered the planning phase.

Building 100 Elevator Project: The team is preparing for the addition of an elevator to maintain compliance with the ADA. Currently, planning is underway.

Wilshire Chiller Plant Relocation: The project reached 85% Construction Documents (CDs) in October. DSA submission of the 100% CDs was achieved in November of this year; however, the State Agency deemed the submission to be incomplete. The design team will resubmit the revised CDs in February 2023 and approval is anticipated in June 2023. The project will enter bidding with the issuance of a Notice to Proceed to the selected general contractor thereafter. The approximate construction completion is expected in April 2024. This project must be completed prior to the construction of the New Performing Arts Complex as it will supply the chilled water for the heating and cooling of the new building. The New Performing Arts Complex will break ground after that, and reconfiguration of the adjacent Parking Lot - 10 will commence thereafter.

Questions/Comments:

1. **Beverly Falco** – *How large is the discrepancy identified in the historical review for the New Performing Arts Complex?* The issue is centered on the proximity and size of the New Performing Arts building in relation to the Wilshire Auditorium. As a replacement project partially funded by the State, all square footage removed must be replaced, limiting the changes that may be made in relation to the building programming. Otherwise, the project may lose \$44M in funding.
2. **Fred Williams** – This item will need to be brought to the Board of Trustees and they will decide whether the project will move forward. *Can you explain the addendum that will be presented?* The addendum will include the attempts made by the architect to accommodate each portion of the mitigation measure during the design phase, the reasons why it cannot be achieved, and the steps that have been taken to address non-compliance. The latter portion will include the significant historical review, documentation of the building demolition that will occur, as well as historical documentation of the Wilshire Auditorium. Once the Board decides, then that decision will impact the sequence of phased construction.

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

Swing Space – Interim Housing: Approval of the revised comments on the Construction Documents, incorporating backcheck comments to DSA, is anticipated in the following week. The campus team released the Request for Proposals (RFP) for the Lab of Record (LOR) and the Inspector of Record (IOR). The team is awaiting approval for the submitted CDs from DSA. Upon receipt of approval from DSA, bidding will then be underway in the first quarter of 2023. An additional fire hydrant is required as the existing pressure readings do not meet the standards put forth by the State reviewing agency. The District will request additional funds from CBF to complete this project.

Develop Interior and Exterior Signage: KYA Group is anticipated to return pricing estimates in the coming weeks for portions of the scope of work. Alternatives are being assessed to reduce costs. Marketplace cost increases and escalation have impacted the project budget; however, the campus team is working with the President and Vice President of the North Orange Continuing Education (NOCE) to ensure the prioritized portions of the project are completed.

Anaheim Campus Tower First Floor Life/Safety Renovation: This project will impact the first floor, upper deck parking and Culinary Arts. Destructive testing will begin on December 26 to assess the underside of the slab and walls. The samples will assist SVA Architects in related portions of the working drawings. The project is anticipated to be registered with DSA this week. Submission of Construction Documents to DSA is anticipated in the last week of January or early February 2023. The upper deck parking lot acts as the roof to the first floor impacting NOCE instructional activities, and the Cypress College Culinary Arts. Future COC meetings starting in late 2023 will occur at various locations until the end of construction. Non-Measure J renovations are also planned for the Board Room and will occur concurrently at the time of this project.

IT Network Refresh (all campuses): Geoff Hurst provided the Committee with detailed updates of the IT Network Refresh Project:

This project is nearing completion by the end of January 2023. Some outstanding supply chain issues remain that are extending deliveries of hardware. The current wait time for some IT-related equipment is six months to one year.

VectorUSA is in the process of transferring each Campus network to the new system. Anaheim Campus was completed last week. Work began at Cypress Campus this week. Fullerton Campus will follow after that. A shipment of internet wireless access points arrived last week, and have been deployed to the campuses to improve local network stability. Installation is anticipated to be completed by the end of winter break. Work crews will collaborate with the Cypress Campus Project Team to transfer the network resources over the holidays.

The transition to the Voice over Internet Protocol (VoIP) phone system is underway. Cypress Campus is nearly complete. VectorUSA is endeavoring to finish this installation inconspicuously to avoid disturbing students and staff.

Questions Comments:

1. **Fred Williams** – As technology is continuously changing, the goal is to close out existing contracts. As back-ordered items become available new contracts will be drafted to enable procurement and installation. Updates include enhancements for distance learning.

Finance Review: Series C was sold earlier in the quarter for \$150M. With this sale, \$400M has been allocated while \$174M remains in Measure J. Fred Williams presented the updated financial reports to detail expenditures made at all three campuses and the District. The 90-day look ahead schedule was also reviewed.

Questions/Comments:

1. **Beverly Falco:** – *Could you explain the plan check review under encumbrances in the capital reports and why the chosen vendor remains unchanged?* DSA is the Division of State Architect (DSA) that conducts all plan check reviews throughout the State for

K-12 and community college districts. DSA sets its fees on a sliding scale based on the construction cost of the project.

Future meeting Dates:

March 1, 2023

June 7, 2023

September 6, 2023

December 6, 2023

Fred Williams posed the following question on behalf of a COC member of whether meetings should continue to be held on the same day and in the months as they have in the past. The above-listed meetings were approved for 2023.

Fred Williams also asked whether the hybrid format is still the preferred method of meeting. The group has agreed to pass a motion at each meeting to continue the hybrid meeting format under Resolution No. 22/23-01 Authority to Hold Virtual Meetings.

Dr. Byron Breland was welcomed as the new Chancellor of NOCCCD.

Fred Williams acknowledged Board of Trustee Stephen Blount who attended today's meeting.

Adjournment: The meeting adjourned at 5:15 p.m.