

**North Orange County Community College District
Citizens' Oversight Committee
September 1, 2021
APPROVED MINUTES**

Members Present: Michael Cooper, Beverly Falco, Paul Jewell, Leroy Mills, Mark Pavlovich, Cassandra Perez, Danielle Thomas, Phil Wendel

Members Absent: Sueling Chen, Josee Minero, Keron Thomas

Other Employees/Guests Present: Alexandra Bautista, Mary Bell, Dr. Gilberto Contreras, Eduardo Escobedo, Rodrigo Garcia, Megan Moscol, Kendra Pizarro, Alexander Porter, Valentina Purtell, Oscar Saghieh, Dr. JoAnna Schilling, Leslie Tsubaki, Kashu Vyas, Fred Williams, Richard Williams

Call to Order: Mark Pavlovich called the meeting to order at 4:02 PM and led the group in the Pledge of Allegiance.

Public Comments: No public comments were received.

Approval of Minutes: The minutes of the June 2, 2021, meeting were approved.

2020-2021 Community Report: Mark Pavlovich inquired about the timing of the Community Report's distribution. Fred Williams advised that the copy submitted to the Committee is a draft that is being finalized. The Community Report will be mailed to the community members after the final edits are completed and approved by the Committee.

Mark Pavlovich asked if the Community Report is mailed to citizens within the NOCCCD district. Fred Williams replied that it is mailed to libraries, posted on the website, and sent to a radius located around the Campuses.

Bylaws: At the last Board of Trustees' meeting, the Board was informed of five vacancies on the Committee due to members terming out. Per the Board's request, Measurement X requirements would be removed from the Oversight Bylaws, as the Measure has concluded, and the requirements are no longer needed.

Committee Memberships: Fred Williams announced that the District will be accepting applications for new Committee memberships to succeed those whose terms are coming to an end. The application process will be posted on the District website, social media, and the Orange County Register. If any current Committee members know of anyone who would be interested in serving, please direct them to the website, which has the application forms, instructions, and bylaws, or forward their contact information to Leslie Tsubaki. The application deadline is October 22. The Committee membership is anticipated to be presented to the Board of Trustees in November for approval prior to the next Committee meeting on December 1.

Fred Williams expressed thanks on behalf of the Committee to those members whose terms have ended.

COVID-19 Response: Fred Williams congratulated the Campuses and Network Refresh team for the mitigation measures taken to maintain all campus projects. At each of the projects, CDC, State, and county guidelines have been implemented and followed to protect the workers.

The District has begun to experience equipment delays, especially with microprocessor and labor shortages, along with cost increases in construction estimates as a result of the impact on the supply chain due to the pandemic. Budgets for upcoming projects are being reviewed and revised.

Covid-19-related expenditures are being submitted for funding through the CARES Act and HEERF Grants.

Measure J Update – Including Safety Reports:

Cypress College Updates: Alexander Porter provided the Committee with detailed updates of the major projects at Cypress College:

New Science, Mathematics, and Engineering Building (New SEM): Construction is nearing completion. Remaining punch-list items and DSA close-out items are being addressed by the construction management team. Occupancy is scheduled for Fall 2021.

The Campus is in its second week of classes in the new building. Nearly 25 classrooms have been utilized. Acquisition of computer equipment has been challenging. The Team is working with vendors and installation teams with mitigation efforts in place for the existing inventory that was acquired. On-site faculty teaching in the 25 classrooms have the interim equipment they need to teach; and completion is expected by the end of this year.

Veterans' Resource Center and Student Activities' Center (VRC/SAC): This building also is in use, and the Campus is very proud of this facility. Most construction items are complete, and close-out is in process. There is one issue being corrected with the heating, ventilation, air conditioning (HVAC) system.

Veterans' Memorial Bridge, Plaza, and Tribute Garden and Pond Refurbishment: The fundraising efforts for purchasing pavers is active and available for those interested. Dr. JoAnna Schilling also noted a VRC fundraising opportunity Wednesday evening, November 10, at 5:00 PM. Final details will be in place shortly and available on Cypress' website.

The ribbon cutting ceremony for the SEM & VRC/SAC is scheduled for Tuesday, October 19, 2021, at 10:00 AM. Additional information will be provided.

Campus Projects' Safety Report (New SEM, VRC/SAC): There were no incidents this past quarter. The nominal amount of incidents for these sizable projects is remarkable and a testament to the team making the job sites as safe as possible. The Campus is proud of what has been accomplished despite the impact of COVID-19.

Fine Arts Building Renovation: Review of the 100% construction documents is underway. The design team is working with the principals of the user group, selecting finishes and colors. The drawings are planned to be released to DSA on October 1. The DSA review process is scheduled to go through April, 2022, and bidding is anticipated in June.

Swing Space – Fine Arts (Old SEM): The construction drawings currently are at the 78% stage. This will be a much faster process than the full renovation of the larger building as this project is being brought up to code, while making it a usable facility for the next two to three years to house the Fine Arts Department on an interim basis.

Campus-Wide Security Systems Upgrades: This will be a three-phase project. The first phase will replace the video monitoring system. The next phase will be replacing the cameras/equipment with the most current versions of point-and-zoom cameras around campus. The last phase will address the blind spots in our Campus safety layout, ensuring camera coverage is as tight as possible. The upgrades were recommendations and advisements by Guidepost Solutions, the security vendor.

Questions/Comments:

- 1. Mark Pavlovich** – Is the VRC totally completed? **Alexander Porter** – The VRC is nearly 100% complete, with a few punch-list items related to furniture. Also, there is a HVAC damper control issue that is being addressed.
- 2. Mark Pavlovich** – For the New SEM building, has there been any feedback from students or faculty for future corrections? **Alexander Porter** – There have been no major issues from faculty or staff feedback. A process has been created to allow faculty and staff to notify the project management team. All issues that occur are logged and responded to. The Team advises the user of the status and expected completion. So far, things are going very well.
- 3. Mark Pavlovich** - If the Campus is at full capacity by Spring, will the building be 100% up and running well before that time? **Alexander Porter** – Yes, that is correct. The only item that may cause issues going into the Spring is the technology piece. At this point, the Campus is working with vendors on a resolution.
- 4. Phil Wendel** - Where will the Culinary Arts program be located? **Alexander Porter** – The Campus Team is exploring the opportunity for the Culinary Arts program to return from Anaheim back to the Cypress Campus. The Team is working with the architect, MRY, which is evaluating and preparing a final report as final recommendations to bring Culinary Arts back to Cypress. With the amount of funds that remains from the Measure J program, the Team is evaluating affordability and the cost impacts on construction projects.

Dr. JoAnna Schilling – I would like to publicly thank Alex Porter for his oversight, along with Sundt and the Team, for a tremendous job and for their responsiveness to our needs. To Mr. Pavlovich's question, there are always hiccups when first moving into a new building; however, these have been very minor. And, overall, the faculty in the SEM building are extremely happy and very excited about their spaces and their amazing labs. The math faculty are very happy with the classrooms and Veterans are using the Veterans' Center. It is nice to see the number of students accessing the support and service areas. It is very exciting to see our students back on Campus.

Mark Pavlovich - The design and construction at Cypress, including the landscaping by the buildings, are fantastic. My congratulations to everyone at Cypress for an outstanding job well done.

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

Greenhouse Replacement: The new greenhouse, which was part of the original Horticulture program, is completed, and it is twice the square footage of the former building. The Campus received Strong Workforce Development funds to support that project. For the Horticulture STEM, a Final Project Proposal (FPP) was approved by the Board and submitted this past June. The Team is expected to receive project approval from the Chancellor's Office early next calendar year.

New Instructional Building: This building will consolidate all Humanities programs currently located in several buildings across Campus. The project is 93% complete. There were some issues with the pouring of cement for stairwells that were cracking, and a different cover may be used on them. This will cause a short delay for substantial completion; however, occupancy is expected in October for classes in the Spring.

Site work is nearing completion, and furniture installation is in process. The final section of the external structure will be the Glass Fiber Reinforced Concrete (GFRC) around the main entrance. Items on the punch-list are being reviewed to address any issues. A tour is scheduled for the new building and Central Plant Expansion for the Committee, and a ribbon-cutting ceremony is planned for June, 2022.

Central Plant Replacement and Expansion: This project added three cooling towers and three chillers to replace what was previously there, as well as providing chilled water to the New Instructional Building. Substantial completion was achieved and commissioning has been finalized. The Team is working on the DSA close-outs.

Campus Projects Safety Report: This quarter, there was only one minor incident, which is notable given the scope of the project. The Campus Team complimented BN Builders and their trades for providing and maintaining a safe working environment.

Renovate Buildings 300 and 500: As reported at our last Committee meeting, the bid results were considerably higher than expected. There is a DSA 50% rule requiring that renovation projects should not exceed 50% of replacement value. Unfortunately, the bids received for both buildings exceeded the 50% threshold.

Different options are under review prior to re-bidding this project. A Tier 1 seismic evaluation is being prepared by an engineer. Due to external variables such as escalating costs, it is becoming increasingly difficult to move forward with this project based on the current approved scopes.

The Campus Team has been talking with the State Chancellor's Office about the possibility of changing the scope to conduct voluntary seismic work on these buildings and avoid having to follow the 50% requirement, which will need the Chancellor's Office approval. There will be a better estimation for the 500 building, which appears to be trending at 70-to-80% of its replacement cost. If it does reach that level, then renovations will need to be reassessed, or, if it may be more cost-effective to demolish the structure.

In the event demolition is preferred, then there would be discussion with the State on the possibility of removing the 500 building from the scope and continuing the 300 building with seismic upgrades with State funding.

Questions/Comments:

1. **Mark Pavlovich** - Could you explain what “voluntary” means for the voluntary seismic upgrades? **Rodrigo Garcia** – There are two different types of seismic retrofits: Those mandated by DSA, and those identified by the seismic evaluations currently underway. Because of the DSA 50% rule, some seismic upgrades can be undertaken to the structures to avoid that requirement. The State Chancellor’s Office will be informed and advised, upon review of the reports from the engineers, that Fullerton College would like to address these seismic issues on a voluntary basis. At this point, DSA has not mandated any seismic retrofits.
2. **Mark Pavlovich** - Is there a time limit for seismic upgrades if the College does nothing with these buildings? Could the Campus be notified there is a safety risk with the buildings, or will this not be an issue? **Rodrigo Garcia** - It is not an issue at this point because it was never an issue to begin with. None of these seismic upgrades are required by DSA because they would be voluntary. **Fred Williams** – The District is planning to present this project at the Board of Trustees’ meeting on September 28. At this time, efforts will be made to save the 300 Building because of its historical significance. In the event that the District is unable to obtain funding from the State Chancellor’s Office for the 500 Building, then the 300 building will be up for consideration for completion with the use of Measure J funds.

Chapman Newell Instructional Building: BN Builders and RNT Architects have been awarded the contract, which are the same contractor and architect team that designed and built the New Instructional Building. Commissioning agents were selected, and the design kick-off meeting will take place in the middle of this month. Construction will start at the beginning of 2023. This building will house Veterans, the Umoja community program, health and mental health, the food bank, and some of our student service areas. There also will be classrooms as well as “grab-and-go” supplies/food.

New M & O Building: BN Builders and RNT Architects were also awarded construction of a new maintenance and operations (M&O) building next to the recently-completed chiller plant. This is a design-build project that will bring our M&O staff and facility to Campus, both of which are now located off-site.

Performing Arts Complex and Demolition of Buildings 1100 and 1300: The schematic design has been completed and currently under review at the State Chancellor’s Office. The design firm, Pfeiffer Partners Architects, is working on the façade. There are some budget challenges due to current market conditions and the program’s high level of complexity. The original budget of approximately \$72M included \$41M of State funding and Bond funds of \$31M. In addition to the project cost estimate from Pfeiffer Partners, a third-party estimator was engaged to perform its own square footage estimate and reconcile the two estimates together. As a result, the project is trending as an approximate \$120M project.

The budget will need to be approved by the State and the Department of Finance because it is a State-funded project. More than likely, the Campus will assume the difference in cost. Cash flows are being analyzed, and there may be an impact on future project completion. This project is key for sequencing.

Fred Williams - Because it will replace the theatre and the music building on the north side of Chapman Avenue, building demolitions are a critical project and an essential piece of our master

plan. The New Performing Arts building will be built on the south side of Chapman. This project will be completed ahead of completion of the Welcome Center, which will be built at the same location as the current theatre.

The District is meeting to re-evaluate project budgets in light of market changes. The District expects some project delays or eliminations, especially for those at the bottom of the list.

Questions/Comments:

1. **Mark Pavlovich** – Will the Campus break ground first, then begin construction on the new Performing Arts Center, before moving on to the 1100 and 1300 buildings? **Fred Williams** – Construction is planned across from the current complex on Chapman Ave. Upon completion, the programs will be moved to the new complex. Lastly hazardous material mitigation and demolition will occur on the old buildings.

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

To date, there is nothing under construction at the Anaheim Campus, but there are a number of projects planned. The primary and largest project is the IPP/FPP for the waterproofing and upper parking deck renovation. This is a significant project that will temporarily displace the Culinary Arts program and impact about 14 NOCE classrooms and various offices on the first and second floors.

The Campus Team is currently working on the selection and procurement for architects to design the upper deck waterproofing project and the swing space on the east side of Campus.

Given the tight space, there are challenges associated with this project. Interim housing will occur at the parking lots and under-utilized areas and the old childcare playground will be utilized as additional parking.

Portions of the swing space design will create approximately 12 classrooms for NOCE, temporary restrooms, and some site improvements for the next 16-to-18 months. The project selection committee will recommend an architect at the September 28 Board of Trustees' meeting.

The Team is moving closer towards the architect selection for the Anaheim Tower. The scoring is underway and the Committee will finalize it for the September 28 Board meeting as well.

Draft signage standards for NOCE and the District office building were presented to the Board of Trustees. The Campus is also working on some of the larger signage standards and the marquee signs along Romneya. The concept is to give more of a branding identification to NOCE on the Anaheim Campus building. Westberg and White Architects are preparing the next level of design detail.

The secondary MDF room at Anaheim is fully integrated; some equipment is still pending procurement.

IT Network Refresh Update (all Campuses): **Richard Williams:** At Anaheim, the phone systems are being addressed; the infrastructure was completed, and some of the cabling has started.

The New Instructional Building at Fullerton has been incorporated. Cypress is fully networked at the SEM and VRC-SAC Buildings. The phone system should be completed as well. Any new buildings constructed on-site will be independent from the original design.

Fred Williams: The District is focusing on pulling new fiber throughout the District to connect all three locations. Because of the timing and Wi-Fi improvements, there was a change-over in standards, which have been upgraded. The project is moving forward. The standards have been updated at the New SEM and VRC-SAC buildings at Cypress and the New Instructional Building at Fullerton. As the buildings are being completed, a time extension is expected, but not a dollar increase, in terms of the completion date, which is currently set for Spring 2022.

Financial Review: Fred Williams presented a summary of the Measure J Bond finances. There were no additional bond authorizations. In 2022-2023, depending on cash flow, the District may issue Series C.

The Budget Variance Report for current projects at all three campuses, and the 30-day and 90-day Look-Ahead schedules, were outlined.

Future Meeting Date: Fred Williams provided tentative future dates for Community Oversight Committee meetings, and asked to be advised if there are issues with any of these dates:

December 1, 2021
March 2, 2022
June 1, 2022
September 7, 2022
December 7, 2022.

Mark Pavlovich expressed thanks for the kindness extended to him while serving on the Committee, and that it was a pleasure to work with everyone involved.

Fred Williams expressed thanks for the Committee members' service and noted that when the dates are set for the tours and grand opening ceremonies, all will be invited.

Departing Committee members are welcome attend the meeting on December 1 if no new members have yet been seated. The bylaws provide for this until the positions are replaced.

Also, be thinking about nominations for the next Committee chair, which will be elected at the December 1 meeting.

Future Meeting Dates:

December 1, 2021
Meetings will continue to be remote until further notice.

Adjournment: The meeting adjourned at 5:13 PM