

**North Orange County Community College District  
Citizens' Oversight Committee  
September 14, 2022  
APPROVED MINUTES**

**Members Present:** Paulette Chaffee, Sueling Chen (via Zoom), Beverly Falco, Thomas Quinn, Dr. Richard Rams

**Members Absent:** Gail Lyons, Cassandra Perez, Fiza Valiulla, Dr. Carla Skorin, Danielle Thomas

**Other Employees/Guests Present:** Mary Bell, Allison Coburn, Henry Hua, Geoff Hurst, Megan Moscol, Dr. Monte Perez, Alejandra Ramirez, Oscar Saghieh, Dr. Stephen Schoonmaker, Leslie Tsubaki, Fred Williams, Richard Williams, Rodrigo Garcia, Gilberto Camargo.

**Call to Order:** The meeting was held on the Fullerton College Campus. Dr. Richard Rams called the meeting to order at 4:06 p.m. and led the group in the Pledge of Allegiance.

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

**Approval of Meeting Minutes:** Dr. Rams deferred approval of the June 1 minutes pending a quorum.

**Committee Memberships:** The taxpayers' association representative membership has been filled by Thomas Quinn and approved by the Board of Trustees (Board) at its July 2022 meeting. The Cypress College student representative membership remains vacant.

**Community Report:** As part of Proposition 39, the annual Community Report was drafted and presented to the Committee for comments. No comments were received. Dr. Rams will present the Community Report to the Board at its September 27, 2022 meeting.

**2022 General Obligation Bonds – Series C:** The District will receive \$150M in Measure J funds once the sale is finalized. The Bond ratings remained at a AA+ rating. Rates are slightly higher for this series release; however, the total overall cost is under 4%. The Series C bond sale attracted investors' interest at \$800 million in offers at various levels out of the \$150M in available bonds.

**Measure J Cash Flow Projection Q3-2022:** To date \$100M has been issued for Series A, \$150M for Series B, and \$150M for Series C. The release of Series D is estimated in January 2025, which is contingent upon project priority list adjustments and forecasted project expenditures. The District may not issue Series E (\$74M), which instead may be combined with Series D (\$100M) for a total of \$174M due to the cost of the issuance of bonds.

**Economic and Geopolitical Reverberations:** Gilberto Camargo, MAAS Program Manager, updated the Committee on current trends in the construction industry. Price increases are seen throughout the economy. Inflation is on the rise and continues to be a concern, and impacts projects that are currently in design. Mitigation measures are being taken into consideration to ensure projects remain within the allocated budgets. Possible energy price decreases are expected in the next few quarters. Shortages in the labor market continue. Concern remains over the availability of supplies due to supply chain disruptions.

**Initial Project Proposal (IPP) and Final Project Proposal (FPP) Status:** Fred Williams provided an overview of the projects at each of the campuses.

Fullerton anticipates a response from the California Community Colleges Chancellors' Office (CCCCO) in early October regarding funding for the STEM Vocational Center. Despite the potential approval, funding is unlikely to be available this year due to the limited availability of State Bond funds. As projects are removed from the list, the STEM Vocational Center could be moved up to be funded next year.

Rodrigo Garcia noted that two bills put forward at the State level did not pass. Another bill is not expected to be put through until 2024.

Questions/Comments:

1. **Fred Williams** – Will this impact any cash coming in for these projects? Any projects previously approved for preliminary funding will also be funded for construction.

### **Measure J Update**

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

Fine Arts Building Renovation – Funding approval was received. The Campus Project Team is working through the prequalification process and will bid the project as a Construction Manager Multi-Prime (CMMP).

Cost estimates and reconciliation are underway. Costs from the architect and the contractor are being evaluated by the team to maintain the current budget estimate. Construction is anticipated to start in Spring 2023.

Questions/Comments:

1. **Fred Williams** - *How many trade packages does the Campus expect to receive? About 30 individual trade contractor packages.*
2. **Fred Williams** – *Please explain what a CMMP is to the committee.* A CMMP is a type of construction project delivery method where the District holds the contracts and assumes all associated risks. A construction manager (CM) is hired to oversee, coordinate, and serve as the reporting agency for all the building trade contractors. This means the CM is responsible for verifying that the trade contractors remain on schedule; they also process change orders and payment applications.
3. **Oscar Saghieh** - *Will this be a fixed fee or a percentage of the construction costs? It is a percentage of the construction cost but not on change orders.*

Swing Space – Fine Arts (Old SEM) – A Notice to Proceed (NTP) has been issued to New Dynasty Construction, which was selected as the lowest responsive bidder. Demolition is underway and nearly finished. There have been some challenges due to issues concerning old infrastructure and unforeseen conditions. Project completion is expected December 2022.

Electric Vehicle (EV) Southern California Edison (SCE) Charging Stations – Lot 4 – This project involves the installation of 60 charging stations in Lot 4 inclusive of ADA-accessible stalls. The preliminary design has been completed, and the team has been working with SCE to prepare for DSA submittal. The project is expected to be underway summer 2023.

Campus-Wide Security Systems Upgrade – Procurement is complete for phase I of the project and installation of servers, monitoring stations, and software installation are scheduled for the

week of September 14, 2022. The Campus will be better protected as the updates provide the coverage needed for a more efficient Campus security operations.

Swing Space - Culinary Arts – This project will temporarily relocate the Cypress Culinary Arts program from the Anaheim Campus to the Cypress Campus. DSA has allowed this project to go through a review process called “over-the-counter” review, enabling a much quicker review. Construction Documents (CDs) are underway and expected to be submitted next month. Cost estimates are being developed.

LLRC Secondary Data Center (Phase II) – Upcoming in December 2022 Report – In the event of a disaster, this secondary data center will serve as a backup system. The team is currently considering procurement opportunities. This project is expected to reach completion by late Spring 2023.

Questions/Comments:

1. **Dr. Richard Rams** – *Were the EV charging stations added to the list of campus projects for Cypress? If so, when was it added?* Yes. It was recently added.
2. **Dr. Richard Rams** - *What projects might not reach completion as a result of the EV charging station’s change in priority?* The project that will not reach full fruition is the LLRC expansion project as the initial budget was insufficient. Instead, the team is working on a reduced scope and is planning to build a small garden for the purpose of studying.
3. **Dr. Richard Rams** - *Why are the EV charging stations relegated to one area of the Campus? Were students and employees consulted over their placement?* SCE performs all infrastructure work in this program, along with design and submittal to DSA. SCE strategically and specifically located the charging stations in one area to improve overall cost and efficiency. Fullerton College recently completed a similar project and is now planning to utilize the same program in a different part of the Campus. This program has rebates available to allow the initial costs to be refunded back to the District.

**Fullerton College Updates** – Rodrigo Garcia provided the Committee with detailed updates for the major projects at Fullerton College:

Renovate Building 300 – Architectural firms were interviewed, and Westberg White Architects was chosen as the new Architect of Record (AOR) after the original AOR was bought out by another firm who chose to withdraw from the project.

This project is a Design-Bid-Build (DBB) and will undergo a full seismic renovation. It is currently in the design process. The team is on track for submission to DSA within the coming months. Because this is a State-funded project, DSA submittal, approval, and bid must be awarded by November 2023 to retain State funding.

The 300 Building is a 1936 Work Progress Administration (WPA) - era, building. The 1930s-1940s buildings at Fullerton College include the 300, 600, and 840 buildings. The Fullerton Heritage group is working to register it with the Historical Society as a historical building, along with the quad and the plaza in the area by the new Starbucks. The District began discussing the implications of historical building registration with legal counsel and is working with the Chancellor and the College, as there are several hurdles involved with renovating these buildings.

Chapman/Newell Instructional Building and New M&O Building – These buildings are Design-Build projects which are not the traditional delivery method. It is the same delivery method as the

Humanities Building and Central Plant Expansion. The Design-Build team consists of RNT Architecture and BN Builders, the same team for the Humanities and Central Plant project. Design development is in progress with expected completion by June 2023. The cost estimate is being reconciled. As previously noted, all projects are trending above budget. Because this cooperative project is Design-Build, the team is constantly reconciling costs to stay at the desired budget without affecting programming.

This project is composed of two separate projects that are coupled together for efficiency and have been awarded to one contractor. This is a bond project. The Chapman/Newell Building will be located across the street from the Campus, and the New M&O Building will be located next to the chiller plant.

Performing Arts Complex & Demolition Buildings 1100 and 1300 – This project will combine theatre arts and music into a new building, and result in the demolition of the 1100 and 1300 buildings. Because this is a State-funded project, the delivery method will include the traditional Design-Bid-Build. The cost estimates prepared by the architect's consultant are well above the budgeted amount. Currently, the Campus is working on its own estimate to reconcile the numbers.

Wilshire Chiller Plant Relocation - The chiller plant will be relocated to make space for the New Performing Arts Complex. Construction Documents will be completed this month and submitted to DSA in October. Following the completion of the new Performing Arts Complex, the parking lot reorganization will take place, including ingress, egress, and ADA compliance.

The Campus Project Team will assess the cost estimates as these projects approach GMP and bidding. Funding will involve a combination of added local funds to cover overages, as well as reevaluating projects that are lower on the priority list.

Questions/Comments:

1. **Dr. Richard Rams** – *For the State funded projects at Fullerton Campus, will some of those additional resources balance projects like the Performing Arts Complex?* Fullerton College will receive slightly over \$40M from the State for the Performing Arts Complex; for the 300 Building Renovation, the Campus will receive about \$14M from the State; these funds are set. For example, if a project reaches \$10M over the budgeted amount, the College would have to pay the difference.
2. **Dr. Richard Rams** – *Does planning before the budget take some pressure off the overages, and does the team expect and account for those funds?* Those funds were accounted for and included in the budget. The 300 Building was submitted to the State as part of a dual project for the 300 and 500 Buildings. The 500 Building was de-coupled from the project, which resulted in submitting a new FPP. The State awarded the project and doubled the amount from \$7M to \$14M due to the increased seismic work.
3. **Fred Williams** – One reason for developing this bond program was to take full advantage of State funding opportunities. Nearly all current projects contain a State component. The District had great success with both Campuses on Measure J and Measure X; the District was able to nearly double the number of resources available for Measure X by acquiring additional funds.
4. **Rodrigo Garcia** – Nearly 90% of funding for the Science building came through the State under Measure X. Without counting the FPP that has yet to be approved for the STEM program, the College is receiving over \$55M from the State for these projects through Measure J alone.

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

Swing Space / Interim Housing - Comments have been received from DSA's review on access compliance and fire-life safety. Comments are pending on the building structural review. The architects are working on having the comments updated. The Campus is anticipating receiving all comments back from DSA in early-November, followed by the project going to bid.

The Campus Project Team is working with the City of Anaheim on the additional fire hydrant at that location which will help the site with additional fire-life safety measures. Also in progress is the evaluation of classroom needs for NOCE. The estimate is about \$400K to \$500K over budget. Value engineering will be undertaken to possibly reevaluate the number of temporary modular buildings needed on the site based on student enrollment numbers.

Questions/Comments:

1. **Fred Williams** – The fire hydrant was a surprise to the District. The pressure readings were not sufficient, so the project required an additional fire hydrant.

Develop Interior and Exterior Signage – This project is now in DSA review. Comments from DSA were received regarding additional ADA requirements that added to the overall project scope and cost. The Team and Westberg White Architects are in the process of prioritizing signage, particularly for the NOCE areas. All exterior signage as designed will remain in the project. This will increase driving visibility with new signage at the front end of the Campus. The building's parking deck will include a new NOCE sign for directional purposes. Most of the design color scheme has been incorporated.

Anaheim Tower First Floor Life/Safety Renovation – The team walked with SVA, the project architects, over the past month and identified some additional areas of damage needing repair and restoration, as well as additional hazardous materials' areas to be tested for asbestos or other contaminated products. The estimated \$7.3M increased another \$1.5M above the budget submitted to the State for construction. The team will be adding contingency for unforeseen items that are exposed during the demolition of the upper deck. As previously discussed under the Cypress program overview, relocation of the Culinary Arts Program is necessary to carry out the Anaheim Tower First Floor Life/Safety Renovation.

Questions/Comments:

1. **Fred Williams** - The main focus of this Committee is the District bond funds. Aside from these projects, there is a significant number of other projects, particularly \$19M received this year for scheduled maintenance throughout the District. The District works to maximize funds from all sources to upgrade facilities, including taxpayer funds from bonds as well as State and local resources.

**IT Network Refresh Updates (All Campuses)** – Geoffrey Hurst provided the Committee with detailed updates on the Network Refresh Project:

The WiFi installation has been completed at all campuses, allowing employees to move through all campuses using the same credentials. For registered students, this means that they may log in with their existing credentials at any of the District Campuses without having to sign up for a separate account at each location. Guest accounts also are available for anyone to use as well.

The WiFi speed has improved at all campuses. The team also completed significant upgrades at all three sites on the back end of the cores, which serve as the central processing locations for all the network equipment, from a 1 GB connection to a 10 GB connection.

Work began on changing telephones from the existing system to a completely new Voice-over-Internet Protocol (VoIP). This project is planned for completion within the coming months.

The final piece to this project includes ensuring all equipment is working properly in designated locations as well as installation of WiFi in the carport at Fullerton Campus.

**Financial Reports** – Fred Williams presented an update of the Measure J Bond financials as of July 31. A summary of funds was reviewed, along with the Project Budget Variance Report for current and completed projects at all three Campuses and the District, and the 90-day Look-Ahead Schedule. The proposed budgets were presented to the Board at its September 13 meeting.

Dr. Rams noted that a quorum, was not met. Meeting minutes from the June 1 and September 14 meeting will be placed on the December agenda for approval. The unapproved minutes will be posted on the COC website in the interim.

Rodrigo Garcia provided an introduction to the Fullerton Campus tour which included the recently completed New Instructional Building and Central Plant Expansion, along with site locations for approved projects that are in design and have not yet started construction.

**Future Meeting Dates:**

December 7, at the Anaheim Campus.

**Adjournment:** The meeting was adjourned at 5:03 p.m.