

**North Orange County Community College District
Citizens' Oversight Committee
September 6, 2023
APPROVED MINUTES**

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

Members Absent: Gail Lyons, Danielle Thomas, Fiza Valiulla

Other Employees/Guests Present: Fred Williams, Dr. JoAnna Schilling, Valentina Purtell, Richard Williams, Geoff Hurst, Leslie Tsubaki, Dr. Stephen Schoonmaker, Allison Coburn, Henry Hua, Oscar Saghieh, Nirva Parikh, Gilberto Camargo, Matt Pirayeh

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 4:00 PM and led the group in the Pledge of Allegiance.

Public Comments: No public comments were received.

Approval of Minutes: The meeting minutes from June 7, 2023, were approved.

Approval of the 2022/23 Measure J Community Progress Report: Dr. Richard Rams presented the draft 2022/23 Measure J Community Progress Report to the Committee. No comments were received at this time.

Measure J Update – Including Safety Reports:

Construction Industry - Economic Pulse: Gilberto Camargo reviewed the current conditions in the marketplace at the program level. Materials prices continued to stabilize, noting a pause in the skyrocketing increases observed over 2021 and 2022. Locally, the building cost index increased at the end of the second quarter of 2023. Prices for several central components, such as cement and steel, remain high compared to a year ago. Materials availability for electrical components continues to be a concern, where wait times have quadrupled due to reduced manufacturing capacity.

Building capacity in this region remains high for large infrastructure, institutional, and high-density residential projects. Labor shortages are a considerable issue for the construction industry at large but are more acute in this geographical area. In some instances, higher construction activities in neighboring regions, such as San Diego, Las Vegas, and Phoenix, have exacerbated local shortages. MAAS is monitoring the evolution of energy prices and how recent oil price increases might impact material and equipment operations costs.

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

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

Fine Arts Building Renovation: On September 7, the Campus Project Team will initiate the bidding phase by advertising to prequalified trade contractors. This process is anticipated to last three months, with proposals due in early November. Evaluation and, later, a recommendation will be made to the Board of Trustees to enter into a contract with the lowest and most responsive prequalified trade contractors in winter 2023. Upon Board approval, the Campus Project Team will proceed to request final approval to proceed with construction from the California Community Colleges Chancellor's Office. A Notice to Proceed with Construction is anticipated to be issued in February 2024.

All moving activities were completed by August to the Swing Space – Fine Arts (Old SEM). Decommissioning activities are underway inside the Fine Arts Building. Any remaining items that may be

reused elsewhere will be saved, while the rest of the items will be auctioned following District surplus procedures.

Questions/Comments:

1. **Fred Williams** – *Please share how many bid packages are expected.* Thirty-two packages are anticipated. Some packages are combined due to construction trade similarities, for which bidders can submit.

Swing Space-Fine Arts (Old SEM Building): The old Science, Engineering, and Mathematics Building was converted into a swing space to provide uninterrupted instructional and administrative activities during the Fine Arts Building Renovation. The close-out phase is underway. Achieving Division of the State Architect (DSA) certification in August was a notable milestone for this project. Secondary projects are underway to increase the ease of use by students, faculty, and staff.

Electrical Vehicles (EV) SCE Charging Station – Parking Lot 4: This project is occurring in partnership with Southern California Edison (SCE). DSA submission of the Construction Documents was completed by the SCE Design Team. The group is also evaluating and responding to comments received from the State agency. A public hearing was held for an easement to SCE at the Board of Trustees' meeting in August. Subsequent to easement approval, SCE began ordering equipment in preparation of installation of the charging stations that is anticipated to occur in late fall 2023 within the calendar year.

Softball Field Renovations: The Campus Project Team underwent a programming phase to allow the Women's Athletics Department to determine updates that will be made to the softball field. The current scope of work includes new bleachers, a press box, and a new team room. The Campus Project Team evaluated proposals received for the Architect of Record and conducted interviews with prospective firms as part of the review process; the selected architectural firm will be presented to the Board of Trustees in September for a recommendation to enter into contract. Construction is anticipated to begin in 2025 predicated on DSA approval of the Construction Documents.

Swing Space – Hotel, Restaurant, and Culinary Arts: A portion of the project to upgrade the Americans with Disabilities Act (ADA) parking stalls at Parking Lot 1 is nearing completion. Punch-list items are being addressed by the contractor, OrangeBlue. A site walk is scheduled for September 7 in coordination with the Inspector of Record; the District-wide Certified Access Specialist (CASp) consultant will verify compliance to Building Code accessibility standards. Upon verification, crews will seal the parking lot and stripe the parking stalls prior to demobilization.

Next to the site of the barrier removal project is the site of the temporary kitchen, restroom and dining room buildings that are anticipated to be placed on site in October. Prior to their placement, crews are installing underground utilities while the Campus Project Team is addressing power solutions for future functionality. Completion is anticipated for instruction in spring 2024.

Questions/Comments:

1. **Fred Williams** – The safety reports indicate that no incidents have occurred during construction. The sequencing of projects at Cypress Campus illustrates the complexity of project planning and execution where swing space accommodations are made prior to project start.
2. **Sueling Chen** – *Please provide an update on the Campus-wide Security System Upgrades. What difference has it made for Campus Safety? Are the cameras able to detect activity at night?* This project provides an upgrade to campus security software for improved accuracy and safety, along with the addition of a monitoring station. The updated system is a resource to acquire visuals of any potential criminal activity.
3. **Dr. Stephen Schoonmaker** – The upgraded camera software provides for enhanced monitoring. Recently, Campus Safety assisted local authorities in apprehending a theft ring operating at the

weekend swap-meet and neighboring communities by evaluating prior footage for patterns of theft. Additionally, the equipment operates in conjunction with the existing lights that illuminate areas where cameras are situated. Lastly, the Campus Project Team is assessing additional upgrades including the addition of a 360-degree view and heat detection in the future.

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

Renovate Building 300: This project is State-funded. On July 21, the Design Team submitted the Working Drawings to the California Community Colleges Chancellor's Office and received authorization to enter the bidding phase. Evaluations for the submitted pool of seven general contractors have been prequalified and shortlisted.

The Campus Project Team is in the process of evaluating proposals received for Construction Management Services for presentation to the Board of Trustees in October to recommend entering into a contract with the proposed firm. The new Construction Manager will oversee all project activities, starting with the bidding phase and continuing until the end of the project. Construction is anticipated to begin in February 2024.

Questions/Comments:

1. **Fred Williams** – Previously, the District was concerned the project may lose State funding for any deviations from the mandated timeline of approvals by the State Chancellor's Office. However, the Campus Project Team, in conjunction with the Architect of Record, was able to obtain approvals in record time to maintain funding from the State Chancellor's Office.

Chapman-Newell Instructional Building and New Maintenance and Operations (New M&O) Building: Procurement of all necessary consultants for the execution of the project have been secured. Required hazardous testing under the Environmental Impact Report for contaminants has been completed. While the New M&O Building is not impacted, the Chapman-Newell Instructional Building will undergo remediation on September 7 for lead abatement as the site once contained a residential building with lead-based paint. Work is anticipated to be completed by mid-September.

Negotiations for the final Guaranteed Maximum Price (GMP) began on August 31. The soon-to-be completed cost of the GMP will be finalized after the City of Fullerton provides plan approval for the required street improvements.

The latest GMP falls within the three percent viable increase from the initial GMP. An important component of this process involves verifying that there is no overlap in services for any part of the project in addition to the negotiated amount. Further negotiations will be underway to reduce the projected cost of construction.

A Board Agenda Item for recommendation to enter into a contract with the Design-Build Entity will be presented to the Board of Trustees in October. Construction is anticipated to begin later that month.

The Campus Project Team received a quote for the Builder's Risk that was less than the expected value. The procurement for the Owner Controlled Insurance Program (OCIP) process will be finalized with the letter of approval for binding coverage from the Alliance of Schools for Cooperative Insurance Program (ASCIP).

Questions/Comments:

1. **Fred Williams** – The Guaranteed Maximum Price estimates an additional \$900K over the initial estimated amount for both buildings. The current insurance program is a contributing factor to the higher estimate as worker's compensation is now separated from the OCIP, which resulted in an additional \$120K.

New Performing Arts Complex, Buildings 1100 and 1300 Demolition: This project entered the back-check process with DSA review in June 2023; the Campus Project Team anticipates receiving approval for the Construction Documents by mid-October. Pfeiffer Partners Architects will then provide a final cost estimate for the project in the weeks after approval is received. Additionally, the DSA-approved set will then be prepared for submission to California Community Colleges Chancellor's Office for authorization to bid; the review process is anticipated to last four months.

The Prequalification of Specialty Subcontractors dedicated to areas such as audiovisual and seating has been shortlisted. Proposals received by interested firms for the Prequalification of General Contractors are under review; the final list of prequalified general contractors is anticipated to be completed by the end of September.

Questions/Comments:

1. **Paulette Chaffee** – *Will this building include performance spaces in addition to classrooms for students? Yes.*

Wilshire Chiller Plant Relocation: This project forms the first phase of the New Performing Arts Complex as the existing Wilshire Chiller Plant is located in the footprint of the future Performing Arts Complex. The existing plant will be relocated and constructed to provide the electrical, heating, and cooling needs for the surrounding buildings as well as the New Performing Arts Complex. Currently, there is a backlog to acquire electrical components due to manufacturing constraints. A Board Agenda Item will be presented to the Board of Trustees for recommendation to enter into a contract with MAAS Companies for Construction and Project Management Services in September.

DSA review of this project's Construction Documents is occurring in two increments. Approval on Increment 1 for the Chiller Plant was received on August 7. Increment 2 for the Arts Yard will be submitted to DSA in early September. The Campus Project Team plans to proceed with bidding prior to State agency approval of the second increment to maintain project milestones.

New Welcome Center & Lot C West: The New Welcome Center will undergo construction in 2026 after the completion of the New Performing Arts Complex and the demolition of Buildings 1100 and 1300. Westberg White completed initial programming of the building. Based on this analysis, the anticipated project cost has increased from \$37M to \$64M. The project is anticipated to proceed using a design-build method with expected procurement starting in the second half of 2024.

Questions/Comments:

1. **Beverly Falco** – *Are proposals being considered to address Title 9 compliance for women's athletics using Measure J funds? Currently options are being considered using non-Measure J funds. A consultant was hired for assessment of Title 9 concerns.*
2. **Fred Williams** – *Yes. Plausible solutions are being discussed and making their way through the process using similar methods applied at Cypress College.*

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

Swing Space – Interim Housing: This project addresses the relocation needs of the Anaheim Tower First Floor Life/Safety Renovation project. Students, faculty, and staff will be temporarily relocated to modular buildings in the East Parking Lot from the first and second floors of the campus tower.

This project involves two components consisting of on-site and off-site work. Mobile Modular delivered 14 temporary buildings to the site in late July. Thirteen of the temporary buildings have been set on each foundation; the restroom will be set on its foundation by the second week of September. Individual ramps have been installed to access the temporary buildings. Fire Alarm installation will be underway in the second

week of September. Crews from VectorUSA will return to the site to carry out low-voltage and data communications work in the final weeks of September.

Off-site connections to link drinking water and fire hydrant water to the main City of Anaheim infrastructure began in mid-August and will continue into early September. The drinking water line was established and inspected by the City. The fire hydrant water connection is anticipated to be completed upon inspection in the second week of September.

Substantial completion is anticipated to be achieved in mid-October. Furniture, fixtures, and equipment activities will ensue shortly after that in preparation for the moving activities from October through the winter break.

The temporary print shop at Building B is nearing completion, with the installation of an exhaust fan prior to delivery of furnishings and the eventual relocation of the department to the first floor of Building B.

Develop Interior and Exterior Signage: The area surrounding the marquee signage at the Romneya Drive entrance will undergo potholing and surveying to identify existing underground obstacles that may pose an impediment to its future placement.

Production of the marquee signage is underway. Installation is anticipated to proceed into October. Canopy signage above the entrance way at the upper and lower levels will be installed following the same timeline. Interior signage will proceed at the elevator lobbies using the NOCE-Anaheim Campus print shop.

Anaheim Campus Tower First Floor Life/Safety Renovation: Evaluation of the Prequalification of General Contractors is currently underway; a shortlist of prequalified contractors will be publicized in late September. SVA Architects submitted the revised set of Construction Documents to DSA, which has been under review since July 17. DSA approval is anticipated to be provided in mid-September.

The approved set of Construction Documents will then be submitted to the California Community Colleges Chancellor's Office for authorization to enter the bidding phase. At the earliest, approval is anticipated in mid-October, at which point, shortlisted general contractors will be invited to submit bids for consideration. This project will break ground in January 2024.

Questions/Comments:

1. **Fred Williams** – The recent tropical storm Hilary reinforced this project's purpose to address matters of water intrusion as the rain affected the Culinary Arts Department, first floor classrooms, and the Information Technology Department as well. This project will replace the current waterproofing and substrate to ensure a safer learning environment free of water leaks. This is the first time an educational center of this type has been approved as a life/safety project for State funding.
2. **Richard Williams** – This project provides an opportunity to replace the expansion joints around the building and rubber traps to support the tower during movement and rain.
3. **Stephen Blount** – It should be emphasized that the Campus Project Team is capitalizing on this opportunity to further address improvements to the tower before additional issues arise.

Outdoor Patio Remodel: The design for the outdoor patio was presented to the North Orange Continuing Education (NOCE) leadership for their consideration. The Campus Project Team anticipates submission of the completed Construction Documents to DSA in early November. The project cost will be re-evaluated after receiving State agency approval to ensure funding is available after the completion of bidding for the Anaheim Tower First Floor Life/Safety Renovation project.

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

The project is undergoing close-out activities including verification of VectorUSA's work in accordance to District standards. Crews are addressing punch-list items like cabling and functionality improvements for newly installed technology, including Voice over Internet Protocol calling at the NOCE-Anaheim Campus. At Fullerton Campus, crews are addressing Wi-Fi calling in areas with reduced reception. All remaining close-out activities will address documentation, licensing, and warranty gathering. Personnel are assessing the remaining length of time on licensing where applicable to ensure coverage for the next two to three years.

Questions/Comments:

1. **Fred Williams** – Due to the nature of technology, this project will be continually phased to maintain current standing with network, software, and data standards. An assessment of additional technology, equipment, and software needs will be made upon completion of the project.
2. **Geoff Hurst** – The life cycle of most computer equipment is three to five years, while network infrastructure lasts 10 years. Some equipment has already reached the end of its life cycle by the end of this project. This assessment will assist in prioritizing next steps, particularly for equipment that is now outside the current standard. Additionally, District IS will assess advances in network security for application to the District and campuses.

Finance Review: The Measure J budget will be presented at the Board of Trustees meeting on September 12 to indicate an added \$5M in earned interest for a total of \$21M in this line item. A significant movement of funding was observed at Cypress College with the addition of the new Softball Field Renovations project. At Fullerton College, some funding has shifted; however, additional changes will be observed as projects enter construction. At NOCE - Anaheim Campus, \$1M was added to the budget in the Planning Non-Project Specific line item from interest earned on Measure J. This amount may be applied to the Anaheim Tower First Floor Life/Safety Renovation project in the future, making it possible for the completion of the Outdoor Patio Remodel.

The 90-Day Look Ahead Schedule was presented to indicate anticipated project milestones. Monthly meetings are being held with the Measure J Bond Program Management Team to address outstanding items, resolve issues, and ensure progress is made toward project goals.

Questions/Comments:

1. **Stephen Blount** – I would like to commend the consultants, staff, and community members on the work being undertaken.

Future meeting Dates:

December 6, 2023

This meeting is scheduled to be convened at the District Boardroom at the Anaheim Campus.

Questions/Comments:

1. **Fred Williams** – Please review the meeting dates for the first quarter of the Citizen's Oversight Committee in 2024 that are listed in the 2022/23 Measure J Community Progress Report. These proposed dates will be included in the meeting packet for the Committee's consideration at the December meeting.

Adjournment: The meeting adjourned at 5:00 PM.