

**North Orange County Community College District  
Citizens' Oversight Committee  
March 7, 2018**

**APPROVED MINUTES**

**Members Present:** Chuck Allen, Michael Cooper, Paul Jewell, Kevin Carr, Chris Meyer, Michael Miller, Leroy Mills, Michael Oates, Mark Pavlovich, Elena Reyes, Mark Saucedo, Rhonda Shader and Phil Wendel.

Members Absent – Sana Abbaali – to be replaced by Joshua Kazarian pending Board approval.

**Other Employees/Guests Present:** C.M. Brahmbhatt, Eduardo Escobedo, Danielle Davy, Emily Day, Rodrigo Garcia, Alicia Herrera, Joshua Kazarian, Ryan Lippmann, Cheryl Marshall, Valentina Purtell, Oscar Saghieh, Greg Schulz, Kashu Vyas, Fred Williams, and Rick Williams.

**Call to Order:** Chair Chris Meyer called the meeting to order at 4:02 p.m., and led the group in the Pledge of Allegiance.

**Public Comments:** There were no public comments.

**Introductions:** Dr. Schulz introduced Fullerton College Student Representative Joshua Kazarian, who will be confirmed at the March 27, 2018, Board of Trustees meeting. Fred Williams also introduced new staff at Cypress College, Emily Day – Vice President, Administrative Services and Ryan Lippmann – Interim Project Manager, Campus Capital Projects.

**Approval of Minutes:** The minutes of the December 6, 2017, meeting were accepted and approved.

**Staff Report:** Rodrigo Garcia presented a parking plan update for Fullerton College to the committee. Several upcoming construction projects (New Instructional Building, Expansion of the Chiller Plant, Renovation of the 300/500 Building, and Construction of the M&O Building and Centennial Parking Structure) will effect the current 3,775 parking spaces available for staff and students. The campus is working to mitigate the loss of parking spaces for students in several ways, the first of which is to enter into an 83-month lease agreement to use a 160-space lot on Chapman and provide shuttle service for students at the start of every semester (pending Board of Trustees approval on March 13, 2018). The second option being explored is to sell and relocate the properties on two District-owned vacant lots south of Wilshire, resulting in the ability to use those empty lots for temporary parking. These options, along with the completion of a new parking structure, will provide more parking spaces than currently available, with a net gain of 536 spaces over the next 7-8 years.

An additional course of action being researched is providing all students with bus access through OCTA for a mandatory fee of \$4.50 per semester for full-time students or \$3.50 per semester for part-time students. This will require approval from Associated Students, who will be reviewing OCTA's proposal on March 20, 2018.

### **Committee Questions/Comments:**

1. Where will the construction workers park?

At this point, it is unknown. Discussion of having the workers park off-site and then being transported to the campus has taken place, but there has been no official decision made.

2. Why are students being charged a fee [for implementing an OCTA bus pass program] when this is due to Measure J construction?

The OCTA program is a long term and sustainable solution that will benefit the school beyond the construction period. However, the campus and not the students will cover the cost of the off-campus parking and shuttling options.

3. What happens if the students don't approve of the mandatory fee for OCTA?

Students will still have the option to purchase discounted bus passes, but their Fullerton College ID would not work as a pass.

### **Measures X & J Updates:**

***Cypress College Updates:*** Ryan Lippmann provided the committee with detailed updates of the major projects at Cypress College.

Science, Engineering & Mathematics (SEM) Building: The 50% construction document estimates have been received. The current total project estimate is approximately \$99.9 Million. The next step is DSA submittal on March 14<sup>th</sup>. Once submitted, the next milestone is the 95% construction document package on April 27<sup>th</sup>.

Veterans' Resource Center & Student Activities Center: These projects will be combined. The 50% construction documents show that the estimated total project cost is currently \$11.4 Million rather than the original estimate of \$15.1 Million. This is also scheduled for a March 14<sup>th</sup> submittal to DSA and an April 27<sup>th</sup> 95% construction document package.

Parking Lot 5 Expansion – The top layer of asphalt has been stripped. The bids for paving go to the Board of Trustees for approval on March 13<sup>th</sup>. The target completion date for this project is June 2018.

***Fullerton College Updates:*** Mr. Garcia provided the committee with detailed updates of the major projects at Fullerton College.

New Instructional Building – During the RFP process, eight proposals for Design-Build Delivery teams were received. On March 27<sup>th</sup>, the recommendation to approve BN Builders goes to the Board of Trustees.

Renovate 300 & 500 Buildings – This project has been approved for one additional year by the state. Preliminary renditions of the renovations were shared with the committee. In order to minimize swing space costs, this project won't begin until the Instructional Building has been completed.

New Parking Structure, M&O Building and TES/Chilled Water Plant – All projects are in the pre-planning phase.

**Anaheim Campus Updates:** Fred Williams provided the committee with detailed updates of the major projects at the Anaheim Campus. These projects are primarily being done using Measure X funds.

7<sup>th</sup> and 10<sup>th</sup> Floors Buildout – Construction on the 7<sup>th</sup> floor began in January 2018 and is scheduled to be completed in May 2018. Once finished, staff from the 10<sup>th</sup> floor will move down and the 10<sup>th</sup> floor build-out can begin.

5<sup>th</sup> and 2<sup>nd</sup> Floors – The Request for Proposal responses are expected on March 12, 2018.

IT Network Refresh (all campuses): The design completion phase is expected to be completed in March 2018. Measure J funds will be used for infrastructure and District funds will cover the rest.

**Capital Projects Update:** Fred provided a review of the project budgets and expense reports. The actual expenses to-date for Measure J are only \$7.3 Million. The committee also reviewed the 90-Day Look Ahead Schedule.

**Committee Questions/Comments:**

1. Should the \$20 Million in Program Management Fees be allocated to one of the campuses?  
It can be, but the District chose to monitor it in one central location.
2. It seems that 1/3 of the Bond Issuance Cost has been spent when only 1/5 of the bond has been issued, is it supposed to be proportional to the overall cost?  
There is an error in the report; it should be proportional to the overall amount, and the number should be close to \$580,000.

**Board Audit Reports:** Alicia Herrera of Vavrinek, Trine, Day and Co. (VTD), shared findings from the audit reports for both Measures X and J. VTD's opinion is that the District's financial statements for both measures coincide with bond requirements and comply with the respective ballots. Both audits showed no findings and were clean for both the financial and compliance portions.

**Committee Questions/Comments:**

1. How do you trace administrative salary back and ensure it's not charged to the bond?  
District administrative salaries are never charged to the bond (even where appropriate or allowable).

**Member Report – Steel Tariffs:** Michael Miller shared a timely article on Steel Tariffs and the potential impacts to the construction industry.

**Future Meeting Dates:** The next meeting will be on June 6, 2018

**Adjournment:** The meeting adjourned at 5:08 p.m.