

**North Orange County Community College District  
Citizens' Oversight Committee  
March 2, 2022  
APPROVED MINUTES**

**Members Present:** Paulette Chaffee, Gail Lyons, Beverly Falco, Cassandra Perez, Carla Skorin, Dr. Richard Rams, Fiza Valiulla

**Members Absent:** Sueling Chen, Danielle Thomas, Keron Thomas

**Other Employees/Guests Present:** Mary Bell, Gilberto Camargo, Allison Coburn, Eduardo Escobedo, Rodrigo Garcia, Alicia Herrera, Megan Moscol, Melony Myers, Valentina Purtell, Dr. Johanna Schilling, Lawrence Solis, Leslie Tsubaki, Kashu Vyas, Fred Williams, Richard Williams

**Call to Order:** Dr. Richard Rams 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 from December 1, 2021, meeting were approved.

**Committee Memberships and Introductions** – Dr. Rams welcomed everyone and noted this as the first in-person meeting after two years of virtual Zoom meetings.

Dr. Rams announced that Gail Lyons is the new Senior Citizen's Organization representative. Josee Minero's resignation from the Business Organization was noted; and she was thanked for her participation on the Committee. The Taxpayers' Association representative position remains open. Nominations may be submitted to Leslie Tsubaki or Dr. Rams for applications.

Current and new members, as well as guests, introduced themselves to the meeting attendees.

**Measure J Audit Report** - Fred Williams introduced Alicia Herrera from Eide Bailly, the audit firm for the Measure J Bond financial and performance audits.

Alicia Herrera presented the Measure J financial and performance audit as of June 30, 2021 and explained that the report provided an un-modified opinion on the financial statement. Audit procedures were followed and free of material non-compliance. There were no new disclosures to report.

Assets, liabilities, and accounts payable were reviewed, along with income statements and revenues. The audit covered bonds issued to date. There remain more Measure J bonds to issue in the future.

The audit reported no new recommendations to the Community Oversight Committee for the year.

Questions/Comments:

1. **Fred Williams** pointed out that information about tax assessments are not part of the audit but part of the continuing disclosure requirement, which is why it is included. An additional

series of bonds will need to be issued, possibly in October per the cash flows. The audit was presented to the Board of Trustees at an earlier meeting. The audit firm was hired for the next five years for the District bond audit.

**COVID-19 and Geopolitical Reverberations** – Fred Williams reported that the District is experiencing significant increases in cost, between 10% to 20% in projects and materials procurement, affecting bids higher than original estimates. While some projects budgets have been updated accordingly, it is possible that some projects will be downsized or postponed from future plans as the District proceeds. Detailed information related to all projects is included in the Capital Projects report.

Eduardo Escobedo informed the Committee that there has been a 1.6% price increase in aluminum sheets, 1.2% in stainless-steel sheets, and a 1.2% increase in wide flange in the construction industry and throughout the nation. There also is a serious shortage of skilled labor. Staff will continue to monitor budgets closely.

**CURRENT IPP AND FPP STATUS:** Fred Williams presented an update of FPP submissions for the campuses:

Cypress College:

- Fine Arts Building Renovation FPP – Approved
- New Health Sciences Building IPP -New submittal forthcoming

Fullerton College:

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

Anaheim Campus:

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

### **Measure J Update – Including Safety Reports:**

**Cypress College Updates:** – Allison Coburn provided the Committee with detailed updates of the major projects at Cypress College.

**Fine Arts Building Renovation** - This is a full renovation project. Documents have been submitted to DSA, which is the reviewing agency, and the Campus is awaiting comments. Approval is anticipated by the summer. In the meantime, underground surveying is underway to identify what is referred to as “the utility highway” between the buildings and for needed seismic retrofits.

**Swing Space** – This is the Old SEM building, which is being converted to service the fine arts programs. DLR, the design team has submitted what is called a “back check.” Cypress anticipates approval in a couple of weeks; followed by state approval and bidding the project out, with an anticipated start date in the summer.

**Campus-Wide Security Systems Upgrade** - The first phase is to confirm the equipment for the cameras on-site. Phase 2 will replace all existing cameras to a new, more current camera model.

Questions/Comments:

1. **Fred Williams** – The successful launch at Cypress College of the New SEM and VRC-SAC buildings are two of the District’s biggest accomplishments to date.
2. **Dr. JoAnna Schilling** – The grand opening ceremonies took place in October 2021, and these buildings are in use now. The Veterans’ Resource Center has been used for many things, for veterans, community events, and Foundation fundraisers. Kudos to Dr. Rams, who was one of the main drivers of the VRC. It is quite a fantastic building. Those of you who have not yet seen these buildings are welcome to view them any time.

The New SEM Building has doubled its space from 55,000 SF to 104,000 SF. The increase provides more conference and lab spaces to staff and students. The new space also has a planetarium and immersive digital classroom (IDC). The students are thriving, and these are two of the most used buildings.

3. **Fred Williams** - In the Citizens’ Oversight Committee Community Report, under completed projects, there is more information on each of the Cypress projects. If anyone is interested in touring any of the campuses, please let the District know and arrangements can be made.

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

**New Instructional Building** – The Humanities programs were previously scattered throughout buildings across Campus; with the New Instructional Building, the division will be housed in one central location. Classes have begun and the building is fully functional. The Campus is waiting for financial and DSA close-out at the end of this month. Unfortunately, deliveries and availability of some of the products have been delayed due to COVID. The ribbon-cutting ceremony is scheduled for the morning of May 13. Detailed information is forthcoming to the Committee. The ceremony will include a tour of this building as well as the Central Plant.

**Central Plant Replacement and Expansion** – The project has been completed along with financial close-out. The project showed \$1.5M in savings. Any project savings will be reallocated to other projects.

**300 Building Renovation** – Originally, this was a state-funded project for the 300 and 500 buildings. When bids came in, they were higher than projected, and thus they encountered the DSA 50% replacement rule. This rule requires that the project cost cannot exceed 50% of the replacement value. The project was scaled back as much as possible; however, the cost remained above the 50% DSA rule.

The Campus Projects Team worked with the state and the Department of Finance (DOF) to descope the 500 building and proceed with the 300 building. Because it was originally submitted as one project, the state would not allow its progress, resulting in a new FPP submitted for only the 300 Building. Because it is a historic, 1930s WPA-era building, it incurred a significant increase in cost to do all much-needed seismic work to meet the new codes. The current cost for renovation is close to \$36M. What was submitted to the state in the FPP increased from an estimated \$6M from the state contribution to slightly more than \$15M. The Campus is still waiting to hear from

the state. If Fullerton does not receive state funding, it will be difficult to move forward with this project using only campus funds.

**Chapman/Newell Instructional Building and New M&O Building** – The Chapman/Newell building will primarily be student services, housing programs for EOPS, CARE, foster youth, Health, Mental Health, Umoja, veterans, a few large classrooms, and a grab-and-go food bank for the students.

This is a design-build project that was awarded to BN Builders, the same contractors that built the New Instructional Building. The project is currently in Schematic Design. In reviewing the project, it was significantly over budget. Design work has been halted for now, and the Campus Projects Team is working together with a contractor and architect to reconcile the budget. A third-party estimator is reviewing the estimates. The Campus Project Team will continue with the design-build as soon as we can get the budget closer to the original budget.

**Performing Arts Complex & Demolition Buildings 1100 and 1300** – This project will total \$42M in State funds. Originally when the FPP was submitted, the Team used a cost index that the state requires when submitting for cost estimates. The state indicators do not represent real market value, so it is understood that the submission would fall below the actual market value.

At the end of design development, the Campus Projects Team prepared the budget for submission to the state; the Team found a gap between the submission and the actual costs nearing \$45M. By the time bidding begins, there is hope that the market will have settled.

The Board of Trustees approved only moving forward with the design phase, including the increases. This means the Team will not proceed with some of the lower priority projects that fall towards the end of the Campus-Project list. The Team also submitted this to the California Community Colleges Chancellor's Office (CCCCO) and the DOF for approval to continue; and approval was received in February. The working drawings are proceeding.

This project has potentially increased from approximately \$75M to about a \$120M project. It is a significant building that will replace the 1100 and 1300 buildings for music and performing arts; part of this project involves demolishing existing buildings, which will make way for the future Welcome Center.

Questions/Comments:

- 1. Fred Williams** – There have been many hurdles at Fullerton College due to cost increases. The District hopes to see some settling for the interim as many projects are in the design phase, though costs may continue to increase. These fluctuations are having a significant impact on the number of projects that will be completed. It is possible that projects will be downsized, or postponed and associated budgets reallocated.

A promise was made to the Board that no projects will be undertaken if they cannot be completed; there must be sufficient resources to finish every project that is started. This includes securing as many funds from the State Capital Projects Program to extend this bond program as far as possible.

- 2. Rodrigo Garcia** – Every single project mentioned is significant as they consist of either brand-new buildings or involve the renovation of buildings from the 1930s.

3. **Beverly Falco** – Could you give some examples of the lower priority projects that are being taken off the list? **Rodrigo Garcia** – One is the renovation of the health center. The College is addressing the health center with a location in the Chapman/Newell building. It would be inclusive of the wellness center as well. Another is the renovation of the 800-840 building; primarily, that building is undergoing renovation. Although this project is mainly funded by Measure J funds, the Campus Projects Team is using non-Measure J funding to build a fully licensed Starbucks as part of that building's renovation. Several projects are planned to be postponed and may be implemented in alternate ways; however, the faculty lounge is not being addressed this way. The largest project that may be suspended is the Thermal Energy Storage (TES). There may be infrastructure funds available towards the end of the project list that may be applied to these projects.

**Fred Williams** – On page 45 of the Citizens' Oversight Committee Report, you will find the allocations of where these dollars are expected to be spent. These estimates must be revised due to substantial increases. Estimates were previously made per project; and they are being updated to reveal a variance in these projections. Each of the Campuses is undergoing these revisions. Projects on the low end of the project list may not be executed depending on funding availability.

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

All Anaheim Campus projects are in the design stage. The FPP for the Anaheim Tower First Floor Fire/Life Renovation has been approved. The entire parking lot surrounding the Anaheim tower will be removed on the top layer of asphalt concrete and surfaces replaced. It will be a significant project to relocate most of the NOCE classrooms and District staff into a swing space located on the east side of the Anaheim tower. The other major project underway is the branding and exterior/interior signage for NOCE.

**Swing Space / Interim Housing** – This project is in the design phase and preparing for DSA staff review. The Campus Projects Team determined the furniture requirements for the classrooms moving out of the first floor and part of the second floor to the temporary modular buildings. Parking and accessibility, as well as the temporary utility connections, are being addressed in preparation for the move.

**Anaheim Campus Tower First Floor Life/Safety Renovation** – The Campus Project Team met with DSA last December on the tower project. No major concerns were addressed as the project is a repair and renovation project. There will be some ADA compliance updates, including some of the bathrooms as part of the requirements for a significant renovation of the building. A quick turnaround is expected in May. That portion of the project will be bid in November for an anticipated move-in in December. This project is on schedule.

**Develop Interior and Exterior Signage** – The Team is working with Westberg + White on the last stages of design for the signage and going through the internal approval process. Submittal to DSA is expected during the second quarter of 2022. Bidding is scheduled for September 2022. This work will be completed before demolition of the upper deck of the tower.

Other projects being worked on are the parking and electric vehicle charging stations.

**Fred Williams** – Rick Williams mentioned projects that are not included in the documentation or the report. The District focuses on Measure J bond-funded projects. A significant number of projects at each of the campuses do not use Measure J bond funds; instead, these projects are funded by the District or by state scheduled maintenance funds. There are many activities besides the bond program that you are seeing, and the District is working to make sure our facilities are ready and maintained for the students and faculty.

***IT Network Refresh Update (all campuses):*** Melony Myers provided the Committee with detailed updates of the IT Network Refresh project.

The secondary Uninterruptible Power Supply (UPS) units have been installed and are running well. It was tested this week.

Two weeks ago, there was a shutdown of the facilities on the main power grid; all processes worked successfully on the back-up UPS according to plan.

Ongoing delays to the scope of work remain due to supply chain disruptions. The deadline for project completion was set for September of this year. Because of supply chain limitations, especially for copper and electronics for outdoor internet access points (APs) to enable Wi-Fi, the schedule has been pushed back another six months.

The Campus Projects Team is working with VectorUSA to expedite the Wi-Fi, starting this month with Fullerton and then onto Cypress due to the increased demand of students. VectorUSA has submitted a proposal with recommendations, and the Team is anticipating approval.

The goal is to start by removing the Wi-Fi portion, which was scheduled to start later this summer. The project is estimated to go live in April according to schedule, barring any issues with existing equipment and limited supplies. The plan is to have 90% of the indoor wireless APs live by that timeframe, and 60% of the outdoor wireless APs as well. It may be possible to increase these percentages providing some of the delayed shipping is received on-site. As the Team adjusts schedules and focuses on what is most needed for students, the timing for the Voice-Over-IP (VoIP) telephone system will be affected.

The Network Refresh team is working together with the campuses' IT departments for cross-training each other so that all campuses are knowledgeable of all the systems and share resources.

The secondary MDF has not deviated from the original project schedule as the Team works to limit the impact to project completion. There have been some savings that have helped reduce the overall costs. The Team is being as proactive as possible and mindful of the needs of each of the campuses.

**Fred Williams** – Technology is moving very quickly, and the District has been working on this project for many years. Even as the District and Campus Projects Team are implementing this project, technology is changing. The District is working to obtain the most current equipment throughout the buildings and infrastructure, as well as support. Especially during COVID, more remote work has been observed. Students have more devices that require network connections, resulting in the rise in need for network capacity. The District is working to stay ahead of the

additions and changes and has successfully completed some projects and opened newer projects.

Wireless capabilities are a major component not only in the buildings, but in the parking lots as well. The District is also assessing redundancy. To ensure there is capacity for continuous operations. The Network Refresh is one of the largest projects overall in terms of expansion throughout the entire District. This is a comprehensive project with an expected completion date in January 2023, provided that shipping of materials do not extend any further.

**Melony Myers** – A large component to this project is ensuring that there is a strong network and wireless security to make certain that devices brought onto the Campuses are secure and passing through the appropriate firewalls.

**Financial Review** – Fred Williams reviewed the capital projects update as of January 31, 2022, what has been allocated, expended to date, and the balance remaining.

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

Dr. Rams complimented the campuses and project managers, along with everyone involved, in organizing the reports and presentations for today's meeting; and acknowledged the effort and energy in preparing these updates for the Committee.

**Future Meeting Dates:**

June 1, 2022

September 7, 2022

December 7, 2022

Dr. Schilling proposed that Cypress College host the next Committee meeting on June 1, 2022, followed by a tour of the newly completed buildings; and the September 7, 2022 meeting and campus tour hosted at Fullerton College.

Fred Williams noted that due to construction activity taking place at the Anaheim/NOCE campus, the location for the December 7, 2022 meeting will be discussed in upcoming meetings.

**Adjournment:** The meeting adjourned at 5:06 PM.