

**North Orange County Community College District  
Citizens' Oversight Committee  
December 1, 2021**

**APPROVED MINUTES**

**Members Present:** Beverly Falco, Paulette Chaffee, Sueling Chen, Paul Jewell, Cassandra Perez, Dr. Richard Rams, Carla Skorin, Danielle Thomas, Keron Thomas, Fiza Valiulla

**Members Absent:** Josee Minero

**Other Employees/Guests Present:** Mary Bell, Dr. Gilbert Contreras, Will Duong, Eduardo Escobedo, Rodrigo Garcia, Megan Moscol, Melony Myers, Alexander Porter, Valentina Purtell, Oscar Saghieh, Dr. JoAnna Schilling, Kai Stearns, Leslie Tsubaki, Kashu Vyas, Fred Williams, Richard Williams

**Call to Order:** Paul Jewell 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 September 1, 2021, meeting were approved.

**Committee Memberships and Introduction of New Members** – Current and new members introduced themselves to the Committee and guests. Fred Williams noted that there are still vacancies for the Senior Citizens and Taxpayers Organization. Staff continues to solicitate several groups for potential nominees. In the interim, Paul Jewell has volunteered to continue to serve as the Senior Citizens' Organization Representative until the position has been filled.

Fred Williams announced openings for committee chair and co-chair and asked for nominations. Dr. Richard Rams volunteered as chair, and Beverly Falco volunteered as co-chair. There was no opposition. Fred Williams turned the meeting over to Dr. Rams.

**MEASURE J UPDATE – INCLUDING SAFETY REPORTS**

Fred Williams provided an update on COVID-19 mitigation. The District has been successful in continuing with projects during the pandemic. Fred Williams acknowledged the late Mr. Michael Zari, the former Project Manager at Cypress College, who passed away from COVID-19. Mr. Zari was instrumental in the execution of two major projects at Cypress College. Our thoughts are with him and his family.

COVID-19 has set off reverberations that is felt throughout the industry. Material costs are rising; and the supply chain is not anticipated to rebound in the next quarter. Labor shortages are expected in upcoming projects. And industry forecasts remain uncertain into 2022. Projects are increasing in costs and may have a significant impact in budgets for future projects funded by Measure J.

**Update on Current IPP and FP Status.** Fred Williams presented an update of the campuses' FPP submissions:

Cypress College:

- Fine Arts Building Renovation FPP - Approved

Fullerton College:

- New Performing Arts Complex FPP - Approved
- STEM Vocational Center FPP - Submitted
- Renovated Building 300 – New FPP will be developed

Anaheim Campus:

- First Floor Life/Safety Renovation FPP - Approved

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

**New SEM and VRC/SAC:** These projects are considered complete. The buildings are occupied; however, there are some remaining punch-list close-out items. This includes equipment installation for technology and door repairs. The grand opening ceremony was held on October 19th.

**Campus Projects' Safety Report:** There were no incidents reported in the previous quarter. The projects are safe and in good standing.

**Fine Arts Building Renovation:** Plans have been submitted to, and are under review by the Division of State Architect. Review is expected to be completed in mid-summer 2022. Once approved, the project will go out to bid. Construction crews will add multiple piles to help with foundation stability. Potholing and surveying are underway for utilities relocation. This project will be a multi-prime approach consisting of several major contracts at the District level.

**Swing Space – Fine Arts (Old SEM):** As the renovation of the Fine Arts Building proceeds, the current fine arts program will be relocated into the “Old SEM” building to allow academic activities to continue. This will be subject to approval by the Division of the State Architect; plans have been submitted for review. Fire, Life, and Safety upgrade issues are being addressed, along with accessibility upgrades for all spaces to meet requirements.

**Campus-Wide Security Systems Upgrade:** This will be a phased approach to upgrading the safety system, upgrading the capacity of the video-monitoring system, expanding coverage, and upgrading the cameras around Campus. The Campus Project Team will use State-cooperative contracts and finalize the review of the chosen system with the consultant.

Questions/Comments:

1. ***Dr. Richard Rams*** – Congratulations to Cypress College on the grand opening ribbon cutting event. It was very well done and a pleasure to see the community turn-out and tour the buildings.
2. ***Dr. Joanna Schilling*** – For those not aware, Dr. Rams had a great part in the development of the Veterans' Resource Center, which is one of the most popular buildings on Campus. If you were unable to attend the grand opening ceremony, a private tour can be scheduled.

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

**New Instructional Building:** All major construction activities have been completed, and the project is in its final phase. It will house the entire Humanities Division in one building; this is a massive improvement as the Humanities Division was previously located in buildings throughout

the Campus. Administrative staff and faculty members currently teaching on Campus have moved in. Remaining users will move in throughout December.

The New Instructional Building will be open in Spring 2022 for instruction. There are a few items to be addressed prior to substantial completion towards the end of December. Minor cracking was found on the stairs, which is not structural in nature; instead, repairs are being made for visual esthetics. There are also some ADA issues being resolved with the operable windows. A ribbon-cutting ceremony is planned for January 28th, and information will be sent to the Committee members in the future.

**Central Plant Replacement and Expansion:** Three additional chillers and cooling towers have been installed; which will supply chilled water to the New Instructional Building as well as help with capacity across Campus. Commissioning is completed and the Campus Project Team is currently working on financial close-out. This state-of-the-art building is fully functional; the ribbon-cutting ceremony is planned for January 2022.

**Campus Projects' Safety Report:** There were only five incidents throughout the entire course of the project, a credit to the contractor and team who made sure that all safety protocols were followed.

**Renovate Building 300:** This was a State-funded project intended to renovate the 300 building. Unfortunately, the project was affected by the DSA 50 percent rule requiring that renovation projects will not exceed 50 percent of the replacement value. Though DSA approved the design, all bids received from the bidding process were above the 50 percent threshold. And as such, seismic upgrades were required on both buildings. The upgrades were so costly, it made it financially feasible to replace the buildings rather than investing in the renovations.

Because of its historical significance, replacement of the 300 building is not an option. The 500 building renovation was de-coupled from this project, and the Campus Project Team is working with the Chancellor's Office to retain State funding. The Team will lose the portion of State funding designated for the 500 building; however, they will work with the State to maintain existing funding for the 300 building. If the State does not approve these plans, the Campus will renovate the 300 building using existing funds. The Team will undertake voluntary seismic upgrades to identify some of the building's requirements and present them to DSA for approval.

**Chapman/Newell Instructional Building and New M&O Building:** This is a design-build project – the architect and contractor (RNT Architects and BN Builders) act as one team from the beginning of the project. Program validation is in progress and nearing completion. Schematic design will start by the end of this month, with target construction starting in Summer 2023. The building will house the Veterans' Resource Center, health, mental health, Umoja program, CalWorks, multi-cultural, and foster-care programs. The New M&O Building on the other side of Chapman Avenue will bring our M&O Building onto the main Campus.

During the design phase, a historical oak tree was identified on the edge of east side of the property next to the wall by the church. The project team is working with the architects on redesigning the building around the tree and incorporating it into the courtyard for our veterans.

Fred Williams commented that across Chapman Avenue from the Campus, there were fenced-off, formerly neglected apartments that have since been demolished, and buildings that were considered historical were sold and relocated to a different property. The parcel is now cleared in preparation of the Chapman/Newell Instructional Building.

**Performing Arts Complex and Demolition Buildings 1100 and 1300:** This is an approved State-funded project to replace the current music and theatre buildings across the street at Chapman and Lemon Streets at the existing sculpture garden. Square footage of the new complex is the same as the existing buildings.

This project was approved with State funding at 78 percent; Campus funding will provide the remaining 22 percent. The Campus Project Team is required to use a cost index provided by the State. It is understood that the State's cost index does not reflect the true market value. An estimated budget was submitted to and approved by the State. However, the team became aware that this budget was not sufficient to cover price escalations from the original \$73M to \$120M, including contingencies. The team worked with the architect and the engineer to identify cost reductions.

The Campus Project Team consulted a third-party cost estimator who validated the architect's cost estimate in close range. The team is working with the Chancellor's Office on submittal of the updated cost estimate. The Chancellor's Office will then consult with the Department of Finance (DOF).

When working with the State on this type of project, the team is required to use design-bid-build, which means working first with the architect. The true cost of construction is unknown until this project undergoes bidding. As a 78 percent State-funded project, the State is not required to match any price escalation. As such, the State will provide \$42M only; any additional funds must be secured by the Campus. This is a pivotal project as a portion of the funds will be used for the demolition of buildings 1100 and 1300, making way for the new Welcome Center.

The District will be responsible for any additional financing required for this project, which could range from \$40 million to \$50 million. While the Board of Trustees has approved the concept, the budget is not yet finalized. The Board will approve the budget after securing State approval, and when bidding is achieved.

Questions/Comments:

1. ***Dr. Gilbert Contreras*** – A special thank you to Rod and the Campus Project Team for their tremendous work across the Campus. They have been very responsive and professional in serving the Campus. Thanks also to BN Builders and their work on the New Instructional Building, which was almost entirely constructed during COVID-19.

There is another part of the design that is particularly important – design with objectives in mind inclusive of creating spaces that foster a sense of belonging that is so important to students. This includes gender-inclusive restrooms and other initiatives that were built into the design of these buildings, particularly in the upcoming Chapman/Newell project that will house a lot of our disproportionately impacted student populations. The Campus is very proud of the work that is being done there.

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

**Anaheim Campus Tower First Floor Life/Safety Renovation:** This is the first "Center" that has been funded by the State Chancellor's Office, which is the upper deck water infiltration mitigation project of the upper deck area surrounding the tower. SVA Architects is reviewing the structural portion of the building. The District will receive \$8.7M from the State, with the local share of approximately \$2M, for an 80/10 funding split.

**Swing Space/Interim Housing:** This project will house NOCE classrooms, counseling, and some staff offices required to move out of the first floor and portions of the second floor.

Since the last Committee meeting, the architect was hired to design the Swing Space/Interim Housing and the Life/Safety Renovation project. The project is currently undergoing schematic design for the staff offices and student classrooms that will be temporarily housed on the east parking lot of the Anaheim Campus. This will be a challenging situation considering the parking deck will be closed. The Campus Project Team is working to keep the interim housing as tight as possible to avoid impacting the needed available parking, in addition to maintaining the Campus fire loop for emergency access.

Design options for the interim housing portables are being reviewed for offices; some will be off-the-shelf, pre-approved portables for the classrooms. The team plans to submit to the DSA in early 2022 for fast-track approval and starting construction either in late spring or early summer, for occupancy and move-in by November 2022. Because this project was fast-tracked, the Campus Project Team is working quickly on planning for interim housing and considering relocating some District staff to other existing under-utilized spaces on Campus to save costs.

**Cypress College Culinary Arts Program.** Fred Williams discussed progress on this project since the last Committee meeting. Different alternatives were discussed, including moving Culinary Arts back to Cypress College. The architect firm of MRY was hired to review the options; it appears the District was optimistic on pricing, resulting in the inability to build a new Culinary Arts facility at Cypress College. There is a slight delay in determining the swing space options for the Culinary Arts program. Various alternatives are under review, including the possibility of additional modular units at Anaheim Campus, and looking at different sites to either renovate or rent for temporary use by Culinary Arts.

The District will restore Culinary Arts to the current location at Anaheim Campus after completion of the upper deck renovation.

Alexander Porter noted that Cypress is working closely with Culinary Arts faculty to ensure the integrity of their instruction is not lost.

Staff will integrate the water damage to the interior portion of the building into its scope of work, which calls for the restoration of the ceilings and walls, prior to the program returning to the Anaheim Campus.

**Develop Interior and Exterior Signage:** The project includes branding for NOCE on the Anaheim Campus site. A presentation to the Board in August offered direction and guidance from the Board on signage. The District is in the process of receiving pricing from the architects, Westberg + White. Interior signage is also being evaluated, inclusive of directional and identification signage for areas throughout the building.

Comments/Questions:

1. ***Valentina Purtell*** – Welcomed all new members of the Committee. Thank you to the District facilities, Richard Williams and Cora Baldovino, their teams, and to MAAS for working very closely with Campus programs and staff. All parties have been very responsive to the needs of the affected programs and student services in providing swing space plans and conceptual designs of the wayfinding project; this includes interior and exterior signage, and the long-awaited branding of NOCE.

Anaheim Campus will look quite different when completed, it will be a beautiful Campus with clearly delineated functions. In the meantime, the Campus will use every communications strategy to let students and the community know that the Campus will remain open during construction without disruption of operations and programs.

**IT Network Refresh Update (all Campuses): Melony Myers:** This project has been on-going with an expected completion in August 2022 whereby all Campuses operate on a single physical and wireless network for all students to access throughout the Campuses.

Currently, 90 percent of the physical work is complete at each Campus. There remain some issues due to supply chains that have impacted this project. Campus Project Teams are working with PlanNet, as well as VectorUSA, to maintain the project scope by rearranging some tasks until the supply chain congestion eases. Also, options are being considered for acquiring needed items like network cabling to reduce the supply chain impact.

In the past month, change order #3 was submitted to the Board and was approved for an extension from the original schedule to August 2022 at no additional cost.

The New Instructional Building at Fullerton Campus is now live on the new Campus network; at Cypress Campus, the new SEM and VRC/SAC buildings are also running on the new network. All campuses are expected to be on the new network by August 2022.

Fred Williams added that this Network Refresh project has been in design for several years. As technology improves, the District has added to the project scope or upgraded materials from the original design to keep current.

**Financial Review.** Fred Williams presented a summary of the Measure J Bond finances. The District has issued Series A and B, with \$250M of bonds sold. A slide was presented showing actual expenses and where dollars are allocated through October 31, 2021. Series C will be forthcoming in 2022 or 2023 depending on progress with all upcoming bids for new projects.

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

Questions/Comments:

1. **Dr. Richard Rams:** Thanked Leslie, the administrative team, and all who contributed to putting together the December COC report. It was highly informative, and it complemented the information presented at today's meeting perfectly.

**Future meeting dates:**

March 2, 2022

June 1, 2022

September 7, 2022

December 7, 2022.

Fred Williams noted that the District will return to meetings in-person in January. The next COC meeting is scheduled to be held at the Anaheim Campus on March 2, 2022, at 4:00 PM., unless there are changes and the Board takes further action. The Committee will be informed in the event of any changes.

**Adjournment:** The meeting adjourned at 5:15 p.m.