



Capital Projects Report  
to the  
Citizens Oversight Committee

June 2018

Date 06/06/18

# MEASURE J HIGHLIGHTS

## Cypress College

- ▶ Construction Documents (95%)
- ▶ New SEM plans submitted to DSA
  - Expected first review August 2018
  - Expected approval September 2018
- ▶ New VRC/SAC
  - Expected first review August 2018
  - Expected approval September 2018
- ▶ Parking Lot 5
  - Renovation has begun
- ▶ Swing Space

Date 06/06/18 • SAC moved to Gym II at the end of May

# MEASURE J HIGHLIGHTS

## Fullerton College

- ▶ PEIR Approved in December 2017
- ▶ Renovate 300 & 500 Buildings
  - First Milestone Submitted to State March 5<sup>th</sup>, 2018
- ▶ New Instructional Building & Chiller Plant Expansion
  - Design-Build Entity chosen: BN Builders, Inc. and Roesling Nakamura Terada, Inc.
  - Initial User Group Meetings and Design have begun
  - First Phase of Chiller Plant Expansion

# MEASURE J HIGHLIGHTS

## Anaheim - NOCE

- ▶ 7<sup>th</sup> and 10<sup>th</sup> Floors Buildout Project
  - Construction Started January 2018
  - 7<sup>th</sup> Floor Nearing Completion
  - 10<sup>th</sup> Floor Expected to Begin July 2018
- ▶ 5<sup>th</sup> & 2<sup>nd</sup> Floors Projects
  - Work has begun

# GENERAL HIGHLIGHTS

- District Standards for Furniture
- District Information Technology (IT) Network Refresh Project
  - Meetings with Chancellors and Technology Coordinating Council were held on May 16<sup>th</sup>, 2018 seeking approval to move to Phase 3 of the project
  - Network Refresh set to begin Fall 2018
  - Full scope of project expected to be completed by Summer 2019

# CURRENT CONDITIONS IN THE CONSTRUCTION INDUSTRY

- Cost Escalation Forecasted for 2018 – Active Market
- Strong Economy – Difficulty Recruiting Subcontractors
- Inflation - Impact to Materials Costs & Availability
- Increased Tariffs – Steel and Aluminum

# PROJECTS IN FEASIBILITY, PLANNING, PROGRAMMING, AND DESIGN

- Campus Site Plans
- Project Status Reports

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# AERIAL VIEW – CYPRESS CAMPUS



Veterans' Memorial Bridge & Tribute Garden  
[DSA Review]



New Science, Engineering and Mathematics Building  
[DSA Review]



Swing Space Projects  
Gym II Space for VRC/SAC  
[Construction]

Swing Space Projects  
Parking Lot #5  
[Construction]

IT Network Refresh  
(Throughout Campus)  
[Design]



New Veterans' Resource Center & Student Activities Center Expansion  
[DSA Review]



# UPDATES ON CAMPUS PROJECTS – CYPRESS COLLEGE

## New Science, Engineering, and Mathematics Building

- ▶ Looking at the total cost of the New SEM Building, the original estimate was \$89,088,967. The current 50% Construction Documents cost estimate is \$100,558,380, an increase of \$11,469,413.

Building	\$5,694,819	Infrastructure	\$2,447,588
FF&E	\$3,000,000	Mass Communication	\$327,006

- ▶ Construction Documents Design Phase is entering its final stage
  - ▶ 95% Construction Documents Update was submitted to DSA for review on March 14<sup>th</sup>, 2018 with expected approval September 2018

# UPDATES ON CAMPUS PROJECTS – CYPRESS COLLEGE

## New Veterans' Resource Center & Students Activities Center Expansion

### Veterans' Memorial Bridge and Tribute Gardens

- ▶ 95% Construction Documents submittal was received by the Campus and District at the end of April for submittal to DSA in mid-May.
  - ▶ The documents include plans and specifications for the Veteran's Memorial Bridge and Tribute Gardens
- ▶ The project was submitted to DSA for review on March 14th, 2018 with approval expected September 2018

# UPDATES ON CAMPUS PROJECTS – CYPRESS COLLEGE

## Swing Space Projects

- ▶ Parking Lot #5 Expansion – Construction has begun.
- ▶ Student Activities Center moved to Swing Space at Gym II - Personnel move took place following Commencement in May 2018

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# UPDATES ON CAMPUS PROJECTS – CYPRESS COLLEGE

## Update / Improve Infrastructure

- ▶ Scope of work is part of New Science, Engineering, and Mathematics building design documents.

## Mass Communication & Security System Upgrade

- ▶ Scope of work is part of New Science, Engineering, and Mathematics building design documents.
  - Mass communication system will be tied in to the fire alarm. Scope of work will include upgrading the existing fire alarm to separate the renovated SAC and new VRC to a stand-alone fire alarm panel.

# AERIAL VIEW – FULLERTON CAMPUS

Update / Improve Infrastructure - Sewer Line Replacement to Buildings 300 & 500 [Planning]

New TES & Chilled Water Plant Expansion [Phase I - Concept / Planning]

New Maintenance & Operations Building [Pre-Planning]

New Parking Structure [Pre-Planning]

Renovate Buildings 300 & 500 [Design Development]

New Instructional Building [Concept / Programming]

The Final Program EIR was approved by the Board of Trustees on December 12, 2017. Please note that the Sherbeck Field Improvements project, which was originally included in the Initial Study and Notice of Preparation for this Program EIR, will be assessed in a separate California Environmental Quality Act (CEQA) document. These items are not funded by Measure J.

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# UPDATES ON CAMPUS PROJECTS – FULLERTON COLLEGE

## New Instructional Building

- ▶ BN Builders, Inc. and Roesling Nakamura Terada Architects, Inc. were chosen as the Design Build Entity.
  - ▶ Initial Meetings with the User Group were held discuss building programming.
- ▶ First phase of Chilled Water Plant Expansion is part of the criteria documents for this project. Expansion will address the additional demand derived from the operations of this new building.
- ▶ Schematic Design phase - Target start on June 15<sup>th</sup>, 2018.
- ▶ Selection of the Project Commissioning Agent (CxA) is underway.

# UPDATES ON CAMPUS PROJECTS – FULLERTON COLLEGE

## Renovate Buildings 300 & 500

- ▶ March 1st, 2018 deadline by the California Community Colleges Chancellor's Office to submit drawings for review was met.
- ▶ It is anticipated that the funding for the Working Drawings phase of the project design will be authorized in July 2018. At that time, efforts will begin in earnest to complete the design of the project.
- ▶ Glumac has been selected as the Commissioning Agent (CxA) for this project

# UPDATES ON CAMPUS PROJECTS – FULLERTON COLLEGE

## New TES & Chilled Water Plant Expansion

- ▶ First phase of Chilled Water Plant Expansion is part of the criteria documents for the New Instructional Building. Expansion will address additional demand derived from the operations of this new building.
- ▶ BN Builders, Inc. and Roesling Nakamura Terada Architects, Inc. have started the concept and programming phase of the building design.



# AERIAL VIEW – ANAHEIM CAMPUS

5th Floor CTE Laboratory  
[Construction]

2nd Floor Room 215  
[Construction]

10th Floor Buildout  
[Construction]

7th Floor Buildout  
[Construction]

IT Network Refresh  
(Throughout Campus)  
[Design]

The image shows an aerial view of the Anaheim campus. A central building is highlighted with yellow and orange horizontal bands. Two callout boxes point to specific areas on this building: '5th Floor CTE Laboratory [Construction]' and '2nd Floor Room 215 [Construction]'. Below the aerial view are two floor plan diagrams: '10th Floor Buildout [Construction]' and '7th Floor Buildout [Construction]'. To the right of these diagrams is a text box: 'IT Network Refresh (Throughout Campus) [Design]'. The entire content is framed by a yellow border.

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# UPDATES ON CAMPUS PROJECTS – ANAHEIM (NOCE)

## 7<sup>th</sup> and 10<sup>th</sup> Floors Buildout

- ▶ Paul C Miller Construction Co. continues construction work on the 7<sup>th</sup> Floor tenant improvements. Completion is expected in June 2018.
- ▶ Following the completion of Phase I, relocation services will move personnel currently located on the 10th Floor to allow for Phase II to start.
- ▶ 10<sup>th</sup> Floor construction activities are set to begin in July 2018 following the completion of the 7<sup>th</sup> Floor. Project is anticipated to conclude in late December 2018.
- ▶ CBRE/Heery is working with Paul C. Miller in project commissioning efforts for the 7<sup>th</sup> Floor tenant improvements.

# 7<sup>TH</sup> FLOOR PROGRESS



Classroom



Hallway

Date 06/06/18

# 7<sup>TH</sup> FLOOR PROGRESS



Office Space



Drop off Circle ADA Ramp

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# UPDATES ON CAMPUS PROJECTS – ANAHEIM (NOCE)

## 5<sup>th</sup> Floor CTE and 2<sup>nd</sup> Floor Room 215

- ▶ Interlog Construction was selected as the lowest responsive and responsible bidder for the construction work at the 5<sup>th</sup> Floor CTE Lab and the 2<sup>nd</sup> Floor Room 215.
- ▶ A Notice to Proceed was issued to Interlog Construction on April 10<sup>th</sup>, 2018
- ▶ Demolition of existing components was completed on April 23<sup>rd</sup>, 2018. Installation of the fire suppression system is ongoing.
- ▶ Anticipated completion of the project is late July 2018.

# 2<sup>ND</sup> FLOOR PROGRESS



Counseling Office

# 5<sup>TH</sup> FLOOR PROGRESS



CTE Lab

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# UPDATES ON CAMPUS PROJECTS – IT NETWORK REFRESH

## IT Network Refresh at Cypress, Fullerton, and Anaheim Campuses

- ▶ Shandam Consulting started design on October 16th, 2017, with completion at the end of the first semester of 2018
- ▶ The design process is not funded by Bond Measures X or J. However, the construction and implementation phase will be bond-funded by Measure J. Equipment will be owner furnished, owner installed.
- ▶ Phase III presentation to the Board was held on May 16th, 2018. RFP by Fall of 2018



# FINANCIAL REVIEW

- Capital Projects Update
- Estimated Project Budgets
- 90-Day Look Ahead Schedule

# CAPITAL PROJECT UPDATES

North Orange County Community College District  
Measure J  
Capital Projects Update  
April 30, 2018

### Bond Authorization:

Bond Authorization	574,000,000	100.00%
Bonds Sold - Series A	100,000,000	17.42%
<b>Available Principal Amount of Bonds</b>	<b>474,000,000</b>	<b>82.58%</b>

### Bond Funding Sources (Budget):

		Actual Received	Remaining Balance
Bond Authorization	574,000,000	100,000,000	474,000,000
Estimated Net Interest Earnings	3,600,000	557,977	3,042,023
<b>Totals</b>	<b>577,600,000</b>	<b>100,557,977</b>	<b>477,042,023</b>

### Cost Status:

Campus	Total Budget	%	Actual Expenses to Date	Remaining Balance
Anaheim Campus	17,007,800	2.94%	96,021	16,911,779
Cypress Campus	225,921,200	39.11%	4,475,569	221,445,631
Fullerton Campus	311,126,400	53.87%	826,478	310,299,922
District Expenses				
• Program Management	20,000,000	3.46%	1,858,024	18,141,976
• Bond Issuance Cost	3,544,600	0.61%	557,977	2,986,623
<b>Totals</b>	<b>577,600,000</b>	<b>100.00%</b>	<b>7,814,070</b>	<b>569,785,930</b>

# ESTIMATED PROJECT BUDGETS

## CYPRESS CAMPUS CURRENT PROJECTS

### ESTIMATED PROJECT BUDGET—CYPRESS

CURRENT PROJECTS	Measure J Budget	Measure J Expenses	Balance
New Science, Engineering, and Mathematics Building	\$ 94,783,786	\$ 3,113,973	\$ 91,669,813
New Veterans' Resource Center & Student Activities Center Expansion	\$ 13,500,000	\$ 762,041	\$ 12,737,959
Veterans' Memorial Bridge and Tribute Garden	\$ 100,800	\$ -	\$ 100,800
Fine Arts Capital Improvement	\$ 16,764,338	\$ -	\$ 16,764,338
Update/Improve Infrastructure	\$ 15,890,244	\$ -	\$ 15,890,244
Update/Improve Infrastructure (New SEM)	\$ 2,447,588	\$ -	\$ 2,447,588
Update/Improve Infrastructure (IT)	\$ 6,000,000	\$ -	\$ 6,000,000
Planning (Non Project Specific)	\$ 520,000	\$ 138,130	\$ 381,870
Library-Learning Resource Center Expansion	\$ 15,000,000	\$ 38,665	\$ 14,961,335
Swing Space Projects	\$ 3,236,521	\$ 422,761	\$ 2,813,761
Mass Communications & Security Systems Upgrade	\$ 4,138,220	\$ -	\$ 4,138,220
Mass Communications & Security Systems Upgrade (New SEM)	\$ 327,006	\$ -	\$ 327,006
Mass Communications & Security Systems Upgrade (Safety Film)	\$ 145,774	\$ -	\$ 145,774
Mass Communications & Security Systems Upgrade (Door Replacement)	\$ 37,500	\$ -	\$ 37,500
Pool Restoration and Upgrade	\$ 4,876,000	\$ -	\$ 4,876,000
Gym I/Gym II Restoration and Restrooms	\$ 4,837,500	\$ -	\$ 4,837,500
Gateway Phase 1	\$ 5,810,000	\$ -	\$ 5,810,000
Under Piazza & Stairwell Restoration	\$ 1,963,800	\$ -	\$ 1,963,800
Tech I/Tech III Capital Improvements	\$ 27,645,342	\$ -	\$ 27,645,342
Athletic Field Realignment/Entry Revisions/Parking Lot Improvements	\$ 7,896,781	\$ -	\$ 7,896,781
<b>SUB TOTAL</b>	<b>\$ 225,921,200</b>	<b>\$ 4,475,569</b>	<b>\$ 221,445,631</b>

## ESTIMATED PROJECT BUDGETS

### FULLERTON CAMPUS CURRENT PROJECTS

#### ESTIMATED PROJECT BUDGET—FULLERTON

CURRENT PROJECTS	Measure J Budget	Measure J Expenses	Balance
New Instructional Building	\$ 54,000,000	\$ 49,185	\$ 53,950,815
Renovate Buildings 300 & 500	\$ 20,482,000	\$ 575,603	\$ 19,906,397
New TES & Chilled Water Plant Expansion	\$ 10,139,524	\$ 68,070	\$ 10,071,455
Chiller Plant Expansion (New Instructional Bldg) Phase I	\$ 2,000,000		
Update/Improve Infrastructure	\$ 23,370,654	\$ -	\$ 23,370,654
Update/Improve Infrastructure (IT)	\$ 8,000,000	\$ -	\$ 8,000,000
Planning (Non Project Specific)	\$ 595,000	\$ 133,621	\$ 461,379
New Parking Structure	\$ 28,937,954	\$ -	\$ 28,937,954
New M & O Building	\$ 3,744,828	\$ -	\$ 3,744,828
New Horticulture/Lab School/STEM Lab	\$ 23,817,288	\$ -	\$ 23,817,288
New Performing Arts Complex—Phase 1	\$ 16,133,000	\$ -	\$ 16,133,000
New Performing Arts Complex—Phase 2	\$ 12,409,153	\$ -	\$ 12,409,153
New Welcome Center & Lot C West	\$ 36,564,000	\$ -	\$ 36,564,000
Demolish Buildings 1100, 1300 and 2300	\$ 2,182,000	\$ -	\$ 2,182,000
Demolish Building 2000	\$ 1,108,000	\$ -	\$ 1,108,000
Renovate Building 600	\$ 6,739,100	\$ -	\$ 6,739,100
Renovate Building 840 Campus Services	\$ 7,878,400	\$ -	\$ 7,878,400
Renovate Health Center	\$ 1,328,800	\$ -	\$ 1,328,800
Renovate Building 1000 Fine Arts Gallery	\$ 23,468,500	\$ -	\$ 23,468,500
Renovate Faculty Lounge & Offices	\$ 6,212,250	\$ -	\$ 6,212,250
Renovate Wellness Center	\$ 2,534,400	\$ -	\$ 2,534,400
Landscape & Hardscape Improvements	\$ 3,840,000	\$ -	\$ 3,840,000
Renovate Building 3100	\$ 2,639,340	\$ -	\$ 2,639,340
Demolish Building 1901-04, 1956-60, 3000	\$ 1,333,000	\$ -	\$ 1,333,000
Parking Lot Improvements at Building 3000	\$ 1,999,500	\$ -	\$ 1,999,500
Renovate Building 2100	\$ 8,277,500	\$ -	\$ 8,277,500
Demolish Buildings 2200 & 3104	\$ 1,392,209	\$ -	\$ 1,392,209
<b>SUB TOTAL</b>	<b>\$311,126,400</b>	<b>\$826,478</b>	<b>\$308,299,922</b>

## ESTIMATED PROJECT BUDGETS

### ANAHEIM CAMPUS

## CURRENT PROJECTS

### ESTIMATED PROJECT BUDGET—ANAHEIM

CURRENT PROJECTS	Measure J Budget	Measure J Expenses	Balance
Reactivate 1st Floor Warehouse Areas for Storage	\$ 202,000	\$ -	\$ 202,000
7th and 10th Floors Buildout	\$ 2,151,359	\$ -	\$ 2,151,359
5th Floor CTE & 2nd Floor Room 215	\$ 614,256	\$ 96,021	\$ 518,235
Repurpose Childcare	\$ 1,246,200	\$ -	\$ 1,246,200
Second Floor Tenant Improvements	\$ 835,000	\$ -	\$ 835,000
Outdoor Patio Remodel	\$ 1,382,500	\$ -	\$ 1,382,500
Fourth Floor Improvements	\$ 218,000	\$ -	\$ 218,000
Update/Improve Infrastructure	\$ 766,540	\$ -	\$ 766,540
Update/Improve Infrastructure (IT)	\$ 1,000,000	\$ -	\$ 1,000,000
Planning (Non Project Specific)	\$ 440,000	\$ -	\$ 440,000
Student Lounge	\$ 222,200	\$ -	\$ 222,200
Upper Parking Lot Remodel	\$ 1,104,500	\$ -	\$ 1,104,500
Develop Interior and Exterior Signage	\$ 313,800	\$ -	\$ 313,800
Enliven Corridors/Develop Areas for Student Collaboration	\$ 888,800	\$ -	\$ 888,800
Develop South Entry Plaza	\$ 816,800	\$ -	\$ 816,800
Develop East Entry Plaza	\$ 413,200	\$ -	\$ 413,200
Remove Planters/Create Japanese Rock Garden	\$ 309,901	\$ -	\$ 309,901
Reconfigure Parking Lots	\$ 2,099,000	\$ -	\$ 2,099,000
Develop Drop-Off Plaza at Romneya Drive	\$ 1,069,000	\$ -	\$ 1,069,000
Develop Intersection at Romneya & Coronet	\$ 914,744	\$ -	\$ 914,744
<b>SUB TOTAL</b>	<b>\$ 17,007,800</b>	<b>\$ 96,021</b>	<b>\$ 16,911,779</b>

## ESTIMATED PROJECT BUDGETS

### DISTRICT

### ESTIMATED PROJECT BUDGET—DISTRICT

DISRICT WIDE EXPENSE	Measure J Budget	Measure J Expenses	Balance
Program Management Fees	\$ 20,000,000	\$ 1,858,024	\$ 18,141,976
Bond Issuance Cost	\$ 3,544,600	\$ 557,977	\$ 2,986,623
<b>SUB TOTAL</b>	<b>\$ 23,544,600</b>	<b>\$ 2,416,001</b>	<b>\$ 21,128,599</b>

NORTH ORANGE COMMUNITY COLLEGE DISTRICT  
**CYPRESS - FULLERTON - ANAHEIM (SCE)**  
**90-DAY LOOK AHEAD SCHEDULE**  
 (05-01-18 TO 07-31-18)

	May					June					July					Comments
	1	8	15	22	29	5	12	19	26		3	10	17	24	31	
<b>GENERAL</b>																
NOCCCD Board Meetings																
COC Meetings																June 6th
Bi-Monthly DSA Meeting																
Bond Program Management Team Mtgs.																July Meeting is to be determined
Anaheim - Campus Coordination Meeting																June & July Meetings are to be determined
Cypress - Campus Coordination Meeting																May 16th, and June 12th
Fullerton - Campus Coordination Meeting																May 15th, and June 19th
<b>PLANNING</b>																
<b>DESIGN PHASE</b>																
<b>CYPRESS</b>																
Gym II Reconfiguration for SAC Swing Space																Target completion Summer 2018
Safety Film and Door Replacement Projects																In Progress
<b>FULLERTON</b>																
Working Drawings for Renovate Buildings 300 & 500																Scheduled to Start Mid-July 2018
Design Development for Renovate Buildings 300 & 500																In Progress. Target Completion July 2018
Construction Documents for Renovate Buildings 300 & 500																Working Drawings pending State Funding Approval
New Instructional Building Concept / Programming																Target completion June 15, 2018
New Instructional Building Schematic Design																Target completion August 10, 2018
<b>INFORMATION TECHNOLOGY NETWORK REFRESH</b>																
Design for Network Refresh Stages I & II *																To be completed by End of First Semester 2018
Final Report / Design Completion *																To be completed by End of First Semester 2018
<b>DSA PHASE</b>																
<b>CYPRESS</b>																
Review of Construction Documents for New SEM																Approval Anticipated in September 2018
Review of Construction Documents for New VRC/SAC																Approval Anticipated in September 2018
<b>PRE-CONSTRUCTION PHASE</b>																
<b>CYPRESS</b>																
Bidding for Construction Scope of Work Lots 4 & 5																Bidding Complete - Presentation to BOT on 3/24/18
<b>ANAHEIM (NOCE)</b>																
5th/2nd Floor Pre-Constuction & Kick-off Meeting																Complete
<b>FULLERTON</b>																
New Instructional Building Pre-Constuction & Kick-off Meeting																Complete
<b>CONSTRUCTION PHASE</b>																
<b>CYPRESS</b>																
Cypress - Lots 4 & 5 Construction																Anticipated Completion August 2018
<b>ANAHEIM (NOCE)</b>																
Anaheim - 7th and 10th Floors Buildout Phase I Construction																In Progress - Target Completion June 20, 2018
Anaheim - 7th Move Management & Close-Out																Scheduled to start June 25, 2018
Anaheim - 7th and 10th Floors Buildout Phase II Construction																Target Start July 23, 2018
Anaheim - 5th and 2nd Floors Construction																Target Completion July 18, 2018
<b>CLOSE-OUT PHASE</b>																

\* Non-Measure J expenditure activities