



MEASURE J
NORTH ORANGE COUNTY
COMMUNITY COLLEGE DISTRICT

September 2018

CAPITAL PROJECTS REPORT
to the

Citizens' Oversight Committee

Date 09/05/2018

MAAS

MEASURE J HIGHLIGHTS

Cypress College

- ▶ Construction Documents (95%)
- ▶ New SEM plans submitted to DSA
 - Expected approval mid-September 2018
 - Expected groundbreaking December 2018
- ▶ New VRC/SAC
 - Approval received on August 23rd, 2018
 - Expected groundbreaking December 2018
- ▶ Parking Lot 5
 - Renovation is underway
 - Expected completion by early October 2018

MEASURE J HIGHLIGHTS

Fullerton College

- ▶ Renovate 300 & 500 Buildings
 - Funding authorization received from the State for Working Drawings
 - Glumac has been selected as Commissioning Agent
 - Roofing repairs are being evaluated
- ▶ New Instructional Building & Chiller Plant Expansion
 - Schematic Design has been presented for review and comment
 - O'Connor has been chosen as third party estimator
 - Enovity has been selected as Commissioning Agent

MEASURE J HIGHLIGHTS

Anaheim - NOCE

- ▶ 7th and 10th Floors Buildout Project
 - 7th Floor construction has been completed
 - 10th Floor demolition has complete. Framing in progress
- ▶ 5th & 2nd Floors Projects
 - 5th and 2nd Floor construction nearing completion
 - Furniture, fixtures, and equipment are being installed
 - Expected project completion September 2018

GENERAL HIGHLIGHTS

- District Standards for Furniture, Finishes, Space Standards
- District Information Technology (IT) Network Refresh Project
 - Board Approval received to proceed with procurement
 - Network Refresh RFP – Responses due in November
 - Implementation targeted to start in early 2019. Full scope of project expected to be completed by Fall 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
- Skilled Labor Shortages
- 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



New Science, Engineering and Mathematics Building



Swing Space Projects
Parking Lot #5



- ▶ IT Network Refresh (Throughout Campus) [Bidding]
- ▶ Mass Communication & Security Systems Upgrade - Safety Film (6 Buildings on Campus) [Construction]
- ▶ Mass Communication & Security Systems Upgrade - Door Replacement (Building 9) [Construction]



New Veterans' Resource Center & Student Activities Center Expansion

Date 09/05/2018

UPDATES ON CAMPUS PROJECTS – CYPRESS COLLEGE

New Science, Engineering, and Mathematics Building

- ▶ Value engineering to reconcile costs with previous phase of construction documents
- ▶ Construction Documents Design Phase is entering its final stage.
 - ▶ 95% Construction Documents Update DSA Comments were received in July 2018, responses were resubmitted in August 2018
 - ▶ Final DSA approval expected mid-September 2018
- ▶ Groundbreaking is expected December 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 for submittal to DSA.
 - ▶ 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 received on August 23rd, 2018.
 - ▶ 95% Construction Documents Update DSA Comments were received in July 2018, responses were resubmitted in August 2018
 - ▶ Incorporation of fire sprinklers scope of work during bidding
- ▶ Groundbreaking is expected December 2018.

CYPRESS COLLEGE – NEW SEM & VRC/SAC VALUE ENGINEERING PROCESS

- ▶ Cost Reduction without sacrificing functionality
- ▶ College and M&O Buy-In
- ▶ No effect to program

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CYPRESS COLLEGE – NEW SEM & VRC/SAC BID ALTERNATES

New SEM

No.	Scope	Potential Cost
1	Delete IDC from scope of project & infill with UHPC wall assembly	(\$4,040,786)
2	Delete Greenhouse from scope and reduce 2 nd floor east walkway/balcony	(\$271,571)
3	Delete Greenhouse from scope	(\$208,487)
4	Delete Trellis from South façade	(\$565,813)
5	Replace UHPC ceiling assembly with plaster ceiling assembly	(\$230,958)
6	Replace concealed fasteners at UHPC wall assembly with exposed fasteners	(\$353,417)
7	Add school guard glass vs safety film	\$360,364
Potential Base Estimate Scope Total		(\$5,310,668)

New VRC/SAC

No.	Scope	Potential Cost
1	Delete entire pond refurbishment and only patch pond at areas of alteration	(\$994,010)
2	Delete bridge from scope of work	(\$265,336)
3	Delete tribute garden from scope of work	(\$744,595)
4	Replace polished concrete at SAC with resilient flooring	(\$16,632)
5	School guard glazing / Alternative to safety film	\$71,929
Potential Base Estimate Scope Total		(\$1,948,634)

UPDATES ON CAMPUS PROJECTS – CYPRESS COLLEGE

Swing Space Projects

- ▶ Parking Lot #5 Expansion – Construction is in progress. Completion of work is expected in late September to early October 2018.
- ▶ Student Activities Center moved to Swing Space at Gym II - Personnel move took place following Commencement in May 2018 and was completed July 2018.

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PARKING LOT 5 PROGRESS

08/31/2018



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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

IT Network Refresh
(Throughout Campus)
[Bidding]

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

New TES & Chilled Water
Plant Expansion
[Phase I - Schematic]

New Maintenance & Operations
Building
[Pre-Planning]

New Parking Structure
[Pre-Planning]

New Instructional Building

Renovate Buildings 300 & 500
[Design Development]

The diagram features an aerial photograph of the Fullerton campus with several yellow rectangular callouts highlighting specific project locations. Arrows point from text labels to these callouts. A separate architectural sketch of a two-story building with a red-tiled roof and arched windows is shown at the bottom left, with an arrow pointing to a callout on the aerial view. The labels include project names and their current stages: IT Network Refresh (Throughout Campus) [Bidding], Update / Improve Infrastructure - Sewer Line Replacement to Buildings 300 & 500, New TES & Chilled Water Plant Expansion [Phase I - Schematic], New Maintenance & Operations Building [Pre-Planning], New Parking Structure [Pre-Planning], New Instructional Building, and Renovate Buildings 300 & 500 [Design Development].

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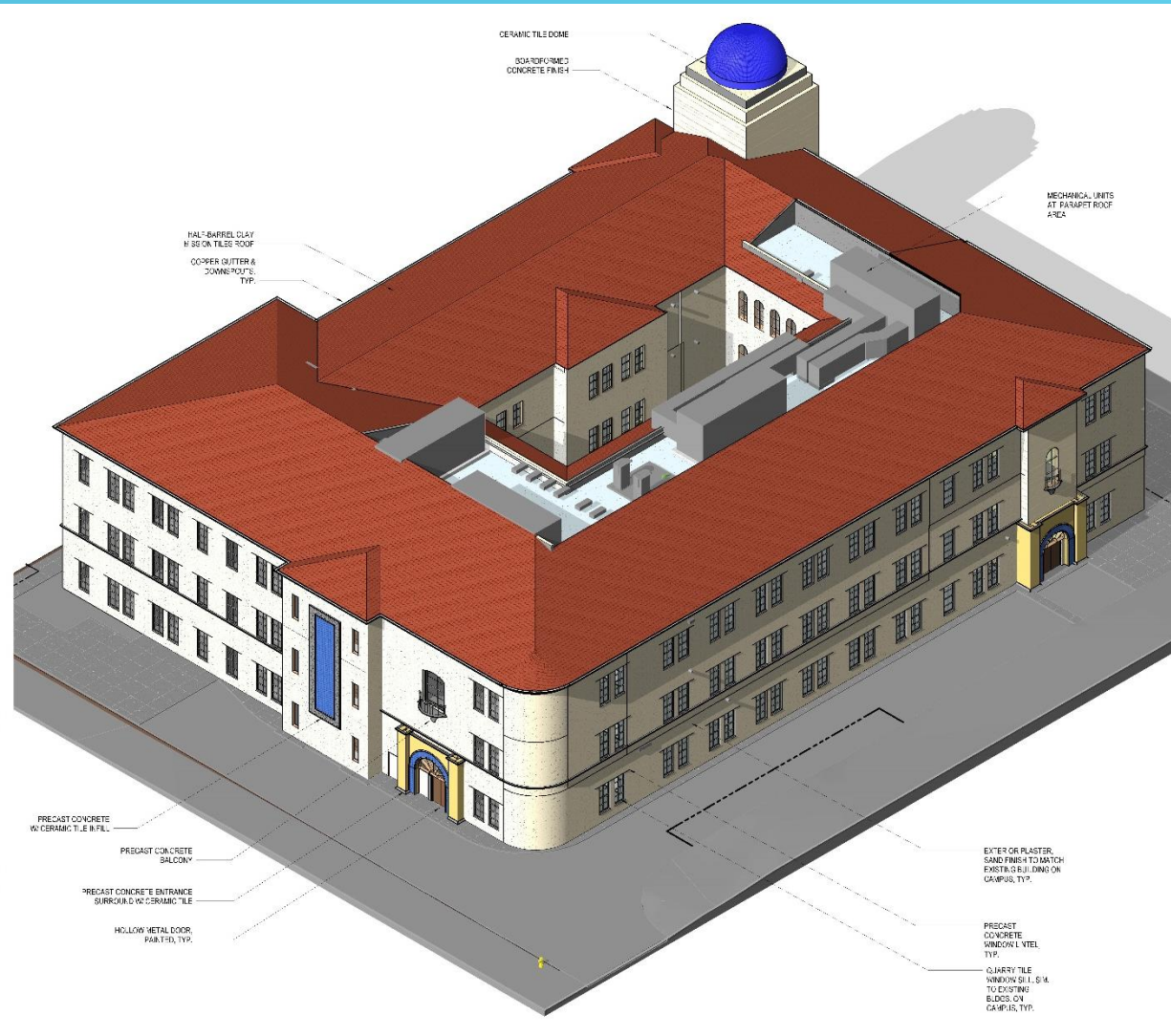
UPDATES ON CAMPUS PROJECTS – FULLERTON COLLEGE

New Instructional Building

- ▶ BN Builders, Inc. and Roesling Nakamura Terada Architects, Inc., the Design-Build Entity, completed the concept and programming phase, and Schematic Design of the building.
- ▶ 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.
- ▶ Design Development phase has begun. A meeting was held in August to deliver the schematic design package to the college for review and comment.
- ▶ Selection of the Project Commissioning Agent (CxA) was completed in July 2018. Enovity was selected.
- ▶ O'Connor has been selected as third party estimator.

NEW INSTRUCTIONAL BUILDING - RENDERING

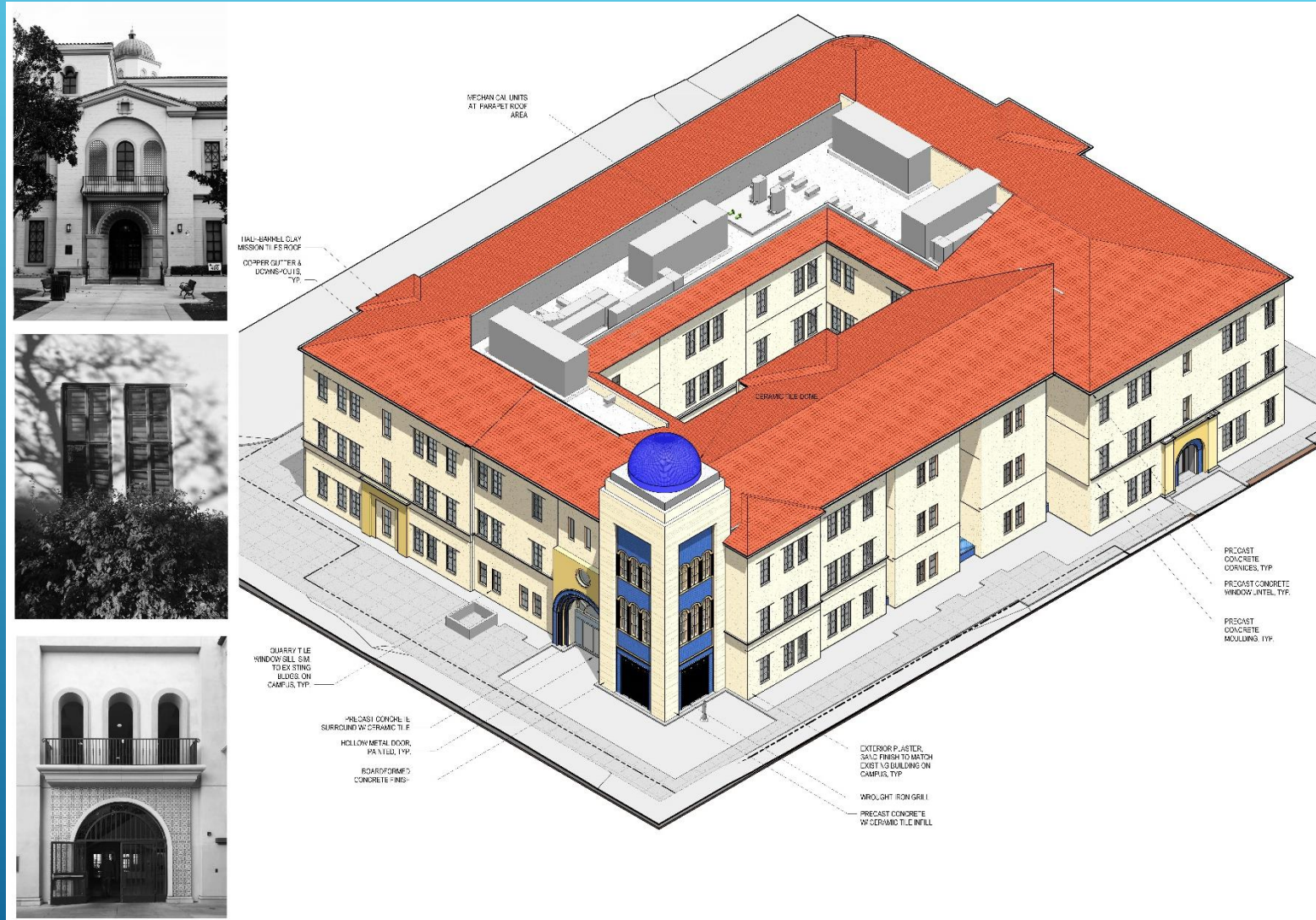
Roof of the building is subject to change due to reduction in the number of Mechanical equipment, their layout, and change in roof configuration.



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NEW INSTRUCTIONAL BUILDING - RENDERING

Roof of the building is subject to change due to reduction in the number of Mechanical equipment, their layout, and change in roof configuration.



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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.
- ▶ Funding for the Working Drawings phase of the project design was received in July 2018.
- ▶ Completion of the Working Drawings phase of the project is expected at the end of 2018.
- ▶ Roofing repairs on the 300 Building are being evaluated.
- ▶ Glumac has been selected as the Commissioning Agent (CxA) for this project.

300 AND 500 BUILDING - RENDERING



500 BUILDING NORTH-EAST CORNER ①



3D View - 500 BUILDING EAST ENTRANCE ②



300 BUILDING SOUTH-EAST CORNER ③



3D View - 500 BUILDING WEST ENTRANCE ④



500 BUILDING FRONT ⑤



500 BUILDING NORTH SIDE ⑥

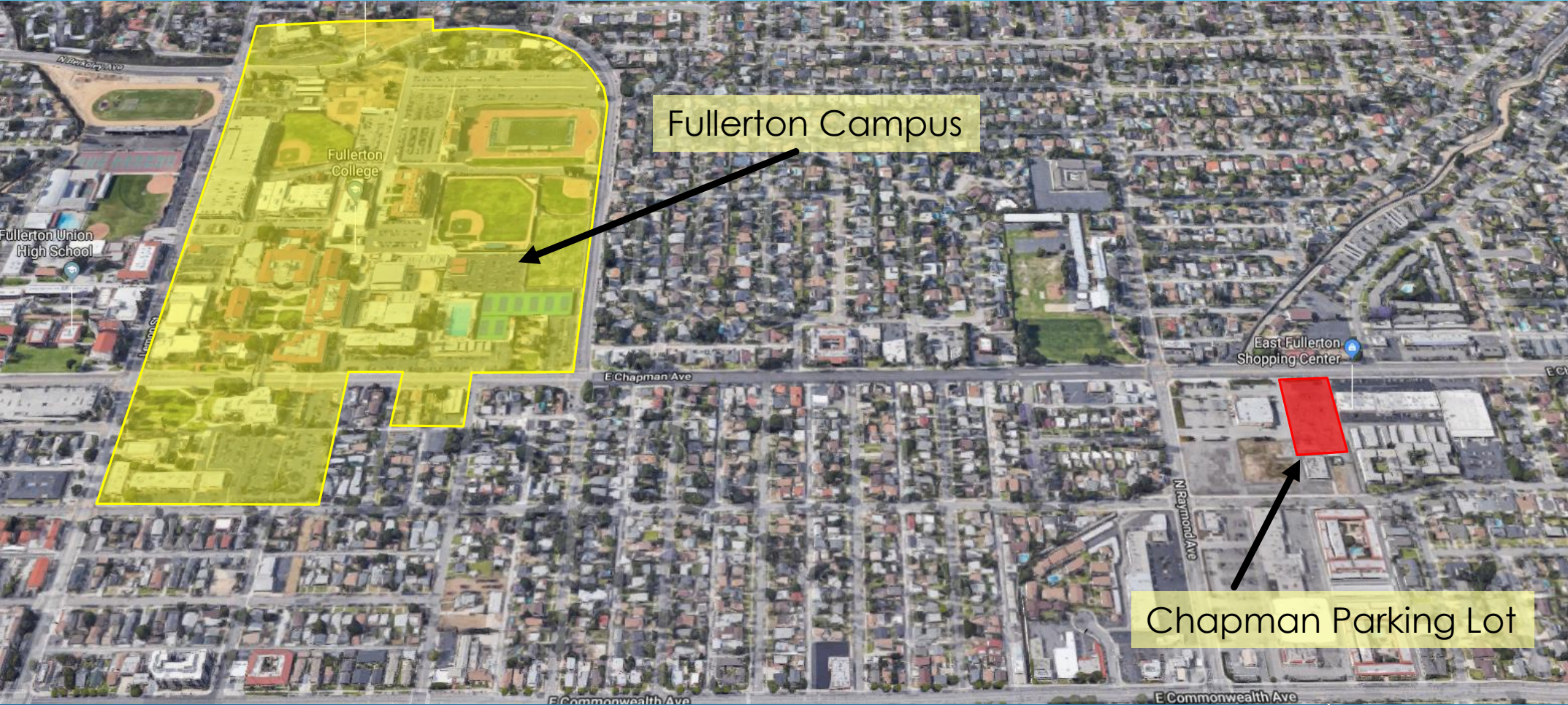
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UPDATES ON CAMPUS PROJECTS – FULLERTON COLLEGE

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. are nearing completion of the schematic design phase of this project.

CHAPMAN PARKING LOT AERIAL VIEW – FULLERTON COLLEGE



CHAPMAN PARKING LOT – FULLERTON COLLEGE



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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)
[Bidding]

Date 09/05/2018

UPDATES ON CAMPUS PROJECTS – ANAHEIM (NOCE)

7th and 10th Floors Buildout

- ▶ Paul C Miller Construction Co. has completed construction work on the 7th Floor tenant improvements. Not yet occupied – punch list items remain
- ▶ Furniture, Fixtures, and Equipment has been installed on the 7th Floor
- ▶ 10th Floor demolition began July 2018 completed in August 2018
- ▶ 10th Floor wall framing is in progress
- ▶ Phase II of this project is expected to conclude in January 2019
- ▶ CBRE/Heery is working with Paul C. Miller in project commissioning efforts for the 7th and 10th Floor tenant improvements.

UPDATES ON CAMPUS PROJECTS – ANAHEIM (NOCE)

5th Floor CTE and 2nd Floor Room 215

- ▶ Interlog Construction is wrapping up construction work.
- ▶ Modular wall partition systems were installed in early June
- ▶ 5th Floor CTE Furniture, Fixture, and Equipment installation is expected to complete in September 2018

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.
- ▶ This project is moving into the procurement and implementation phase with the posting of the RFP in early August 2018.

FINANCIAL REVIEW

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

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**North Orange County Community College District
Measure J
Capital Projects Update
July 31, 2018**

Bond Authorization:

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

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	2,118,056	1,481,944
Totals	577,600,000	102,118,056	475,481,944

Cost Status:

Campus	Total Budget	%	Actual Expenses to Date	Remaining Balance
Anaheim Campus	17,007,800	2.94%	433,416	16,574,384
Cypress Campus	225,921,200	39.11%	6,596,410	219,324,790
Fullerton Campus	311,126,400	53.87%	1,287,501	309,838,899
District Expenses				
• Program Management	20,000,000	3.46%	2,099,005	17,900,995
• Bond Issuance Cost	3,544,600	0.61%	557,977	2,986,623
Totals	577,600,000	100.00%	10,974,309	566,625,691

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	\$ 4,252,909	\$ 90,530,877
New Veterans' Resource Center & Student Activities Center Expansion	\$ 13,500,000	\$ 986,329	\$ 12,513,671
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	\$ 138,482	\$ 381,518
Library-Learning Resource Center Expansion	\$ 15,000,000	\$ 38,665	\$ 14,961,335
Swing Space Projects	\$ 3,236,521	\$ 1,180,025	\$ 2,056,496
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
SUB TOTAL	\$ 225,921,200	\$ 6,596,410	\$ 219,324,790

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	\$ 492,677	\$ 53,507,323
Renovate Buildings 300 & 500	\$ 20,482,000	\$ 587,296	\$ 19,894,704
New TES & Chilled Water Plant Expansion - Phase II	\$ 10,139,524	\$ -	\$ 10,139,524
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
Update/Improve Infrastructure (Bldg 300-500 Sewer Line)			
Planning (Non Project Specific)	\$ 595,000	\$ 207,528	\$ 387,472
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
SUB TOTAL	\$311,126,400	\$1,287,501	\$307,838,899

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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	\$ 57,029	\$ 2,094,330
5th Floor CTE & 2nd Floor Room 215	\$ 614,256	\$ 374,337	\$ 239,919
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	\$ 2,050	\$ 437,950
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
SUB TOTAL	\$ 17,007,800	\$ 433,416	\$ 16,574,384

ESTIMATED PROJECT BUDGETS

DISTRICT

ESTIMATED PROJECT BUDGET—DISTRICT

DISTRIC WIDE EXPENSE	Measure J Budget	Measure J Expenses	Balance
Program Management Fees	\$ 20,000,000	\$ 2,099,005	\$ 17,900,995
Bond Issuance Cost	\$ 3,544,600	\$ 557,977	\$ 2,986,623
SUB TOTAL	\$ 23,544,600	\$ 2,656,982	\$ 20,887,618

NORTH ORANGE COMMUNITY COLLEGE DISTRICT
 CYPRESS - FULLERTON - ANAHEIM (NOCE)

90-DAY LOOK AHEAD SCHEDULE

(08-01-18 TO 10-31-18)

	August				September				October					Comments
	7	14	21	28	4	11	18	25	2	9	16	23	30	
GENERAL														
NOCCCD Board Meetings														
COC Meetings														September 5th
Bi-Monthly DSA Meeting														
Bond Program Management Team Mtgs.														August 22nd, September 18th, October 16th
Anaheim - Campus Coordination Meeting														No Meetings Scheduled
Cypress - Campus Coordination Meeting														No Meetings Scheduled
Fullerton - Campus Coordination Meeting														August 22nd, September 18th, October 16th
PLANNING														
DESIGN PHASE														
CYPRESS														
Safety Film and Door Replacement Projects														In Progress - Anticipated Completion in late August
FULLERTON														
Working Drawings for Renovate Buildings 300 & 500														In Progress
Design Development for Renovate Buildings 300 & 500														Completion in August 2018
Construction Documents for Renovate Buildings 300 & 500														In Progress
New Instructional Building Schematic Design														Target completion August 10, 2018
New Instructional Building Design Development														Anticipated Start August 10, 2018
Phase I Central Plant Expansion Schematic Design														Target completion August 10, 2018
Phase I Central Plant Expansion Design Development														Anticipated Start August 10, 2018
DSA PHASE														
CYPRESS														
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
PRE-CONSTRUCTION PHASE														
INFORMATION TECHNOLOGY NETWORK REFRESH														
RFP for Network Refresh Design *														To be completed by September 2018
Vendor Selection Network Refresh Design *														To be completed by End of Fall 2018
CONSTRUCTION PHASE														
CYPRESS														
Lots 4 & 5 Construction														In Progress - Completion in September 2018
ANAHEIM (NOCE)														
7th and 10th Floors Buildout Phase I Construction														Complete
7th and 10th Floors Buildout Phase II Construction														In Progress
5th and 2nd Floors Construction														Complete
CLOSE-OUT PHASE														
CYPRESS														
Gym II Reconfiguration for SAC Swing Space Close-Out														In Progress
ANAHEIM (NOCE)														
7th Floor Phase I Construction Close-Out														In Progress
5th & 2nd Floors Move Management & Close-Out														In Progress

* Non-Measure J expenditure activities