



Capital Projects Report

to the

Citizens Oversight Committee

March 2018

FULLERTON COLLEGE PARKING PLAN

- ▶ Existing parking spaces available:

ADA Accessible	Students	Staff	Plummer Structure
95	2,861	438	381
Total parking spaces available		3,775	

- ▶ New Instructional Building and Expansion of the Chiller Plant is set to break ground in January 2020. Construction of this project will permanently eliminate an estimated 115 spaces.
- ▶ Renovation of the 300/500 Building is set to begin in June of 2021. We expect minimal to no parking loss during construction.
- ▶ Construction of the M&O Building and Centennial Parking Structure is expected to break ground Fall 2022. During construction we estimate a temporary loss of 385 spaces.

Staff Report - Fullerton College Parking Plan

-302 Parking Spaces During Construction

+538 Parking Spaces with New Parking Structure

-24 Parking Spaces for Chiller Plant Expansion

-87 Parking Spaces for New M&O Building Construction



-87 Parking Spaces

+36 Parking Spaces

FULLERTON COLLEGE PARKING PLAN

- ▶ Fullerton College will be entering into a 83 month lease agreement for a 160 space offsite parking lot less than one mile east of the college beginning on April 1st, 2018.
 - ▶ Shuttle service will be provided at the beginning of every semester.
 - ▶ This parking lot covers the spaces lost for the New Instructional Building and Expansion of the Chiller Plant and Renovation of the 300/500 Building projects.
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Staff Report - Fullerton College Parking Plan



+160 Parking Spaces

FULLERTON COLLEGE PARKING PLAN

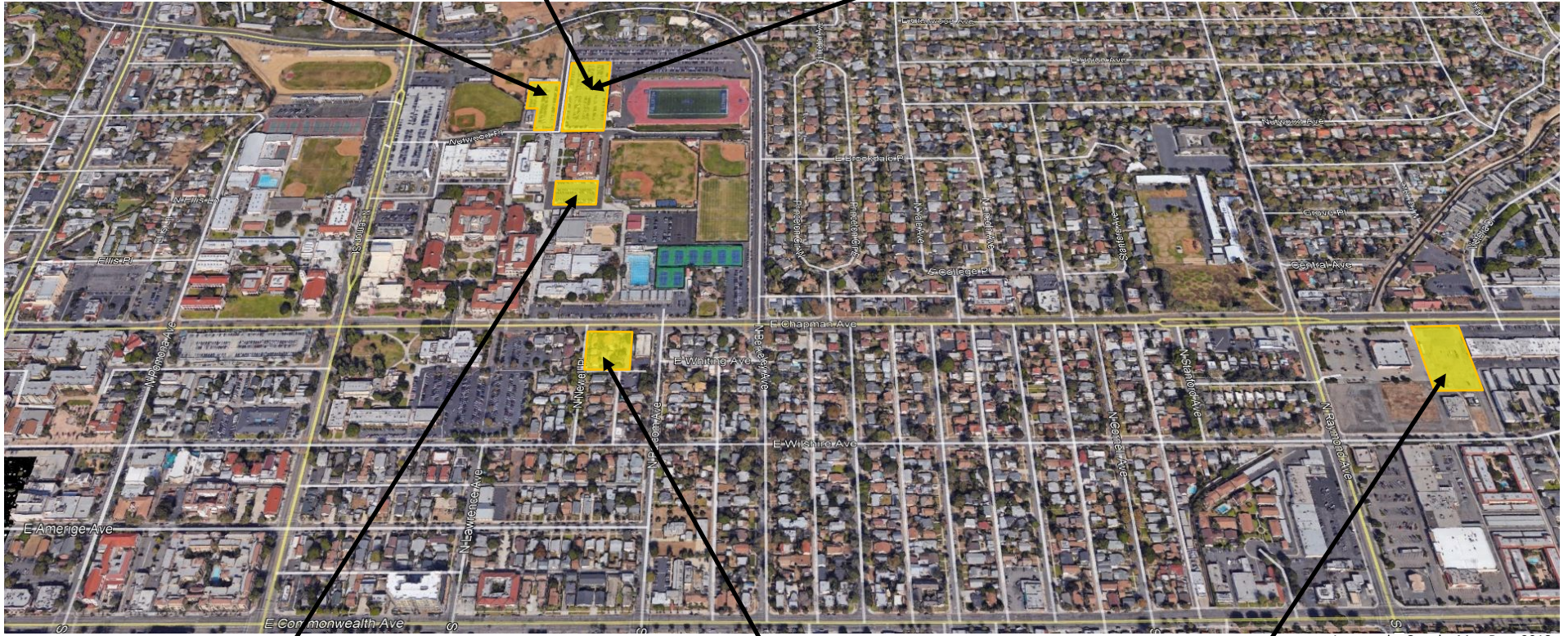
- ▶ Fullerton College is also working with OCTA and the Student Senate for the possibilities of implanting a student bus program that would allow all students at Fullerton College to ride the bus at a significant discount. Accessibility to public transportation may reduce the amount of traffic and parking demand.
- ▶ As Fullerton College nears construction of the M&O Building and Parking Structure projects, we will further explore additional offsite parking at nearby facilities.

Staff Report - Fullerton College Parking Plan

-111 Parking Spaces

-302 Parking Spaces During Construction

+538 Parking Spaces with New Parking Structure



Imagery by Google, Map Data 2018

-87 Parking Spaces

+36 Parking Spaces

+160 Parking Spaces

Parking Space Loss

Parking Space Gain

New Instructional Building	-87 Parking Spaces
New M&O and Chiller Expansion	-111 Parking Spaces
Student Parking Lot 4	-302 Parking Spaces

E. Chapman Avenue Lot	+160 Parking Spaces
Newell Place Lot	+36 Parking Spaces
New Centennial Parking Structure	+840 Parking Spaces

Total -500 Parking Spaces

Total +1036 Parking Spaces

Net Change

+536 Parking Spaces

MEASURE J HIGHLIGHTS

- Cypress College

- ▶ Construction Cost Increases & Escalation

- Presentation on December 12th, 2017
 - New Project Budget for NEW SEM

- ▶ Construction Documents (50%)

- ▶ New SEM and VRC/SAC Registered with DSA

- Submittal of New SEM and VRC/SAC to DSA on March 14th, 2018

MEASURE J HIGHLIGHTS

- Fullerton College

- ▶ PEIR Approved in December 2017
- ▶ Renovate 300 & 500 Buildings
 - Programming Complete
 - First Milestone Submittal to State
- ▶ New Instructional Building & Chiller Plant Expansion
 - Progressive Design-Build Project Design-Builder Entity Selection
 - First Phase of Chiller Plant Expansion and New TES

MEASURE J HIGHLIGHTS

- Anaheim - NOCE

- ▶ 7th and 10th Floors Buildout Project

- Construction Started January 2018
 - First Phase Completion in June 2018

- ▶ 5th & 2nd Floors Projects

- DSA Review Completed
 - Request for Proposals from pre-qualified General Contractors. Responses due in March

- ▶ Parking Deck

- Preliminary Study Underway – Future Measure J Project

GENERAL HIGHLIGHTS

- District Standards for Furniture
 - District Information Technology (IT) Network Refresh Project
- 

PROJECTS IN FEASIBILITY, PLANNING, PROGRAMMING, AND DESIGN

- Campus Site Plans
- Project Status Reports

AERIAL VIEW – CYPRESS CAMPUS



Veterans' Memorial Bridge & Tribute Garden
[Construction Documents]



New Science, Engineering and Mathematics Building
[Construction Documents]



Swing Space Projects
SEM Roof Replacement
[Bidding]

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

Swing Space Projects
Parking Lot #5
[Bidding / Demolition]

IT Network Refresh
(Throughout Campus)
[Design]



New Veterans' Resource Center & Student Activities Center Expansion
[Construction Documents]

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 Design Development estimate is \$100,246,025, an increase of \$11,157,058.

Building	\$5,694,819	Infrastructure	\$2,138,124
FF&E	\$3,000,000	Mass Communication	\$324,115

- ▶ The Board of Trustees concurred with the cost increases at 100% Design Development following a presentation on December 12th, 2017.
- ▶ Campus review of 50% Construction Documents submitted on December 13th, 2017 is complete. Currently working on a 95% Construction Documents update. The phase is scheduled for completion in mid-March 2018.
- ▶ The project is expected to be submitted to DSA for review on March 14th, 2018.

UPDATES ON CAMPUS PROJECTS – CYPRESS COLLEGE

New Veterans' Resource Center & Students Activities Center Expansion

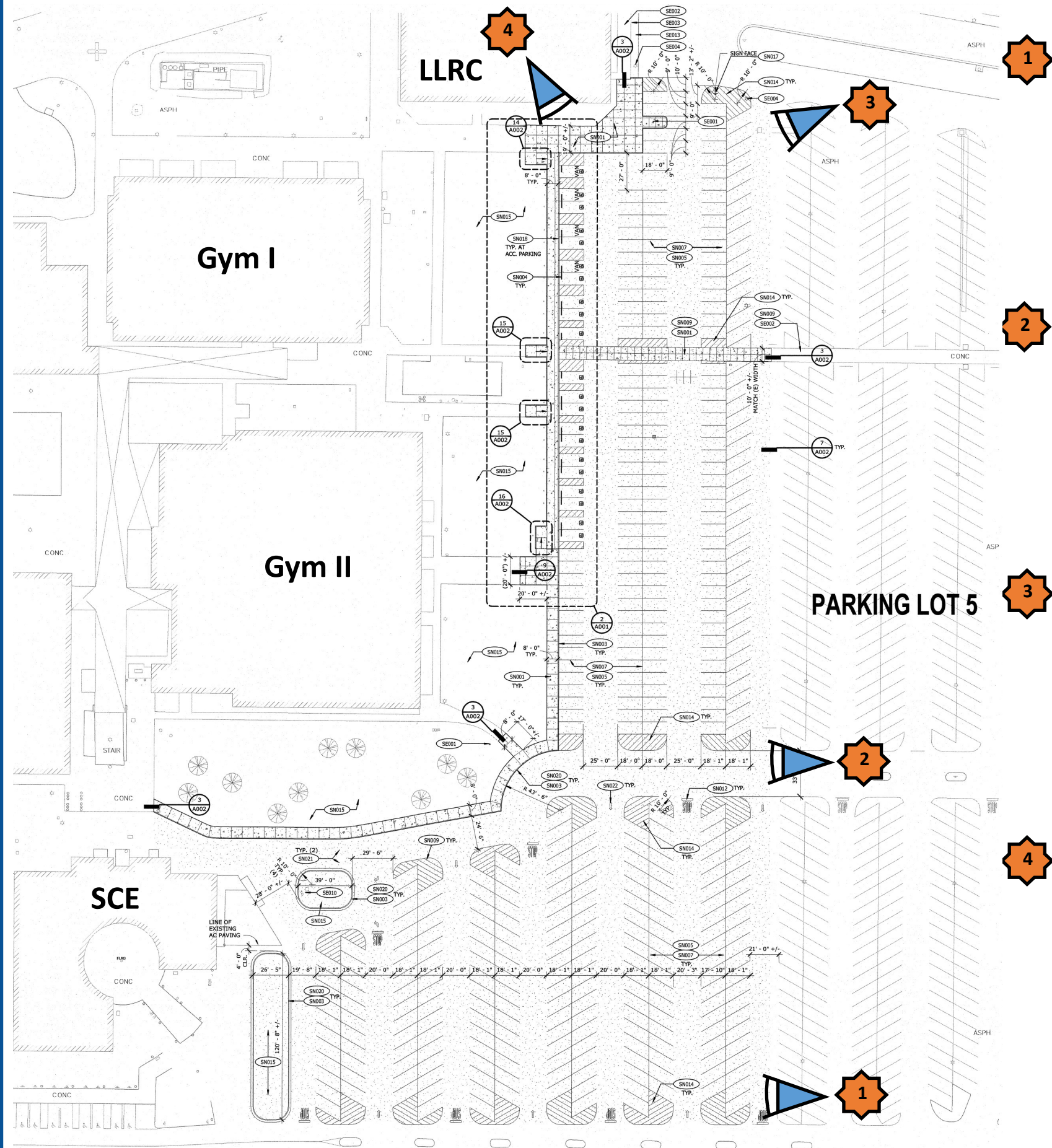
Veterans' Memorial Bridge and Tribute Gardens

- ▶ Design Development cost estimate submitted by Sundt is within the construction budget. Campus is working with LPA and Sundt to prevent cost overruns within their control.
- ▶ Review of 50% Construction Documents submitted on December 13th, 2017 continues at the Campus. Currently working on a 95% Construction Documents update. The phase is scheduled for completion in mid-March 2018.
- ▶ The project is expected to be submitted to DSA for review on March 14th, 2018.

UPDATES ON CAMPUS PROJECTS – CYPRESS COLLEGE

Swing Space Projects

- ▶ Parking Lot #5 Expansion - DSA approved the Construction Drawings in December 2017. Project construction is moving to bidding phase. Wreck Age Demolition completed demolition activities on February 2018. Construction work will be scheduled to minimize negative effects on parking availability.
- ▶ Existing SEM building Roof Replacement - Project bid documents being prepared by District Purchasing alongside other scheduled maintenance projects.
- ▶ Veterans' Resource Center / Student Activities Center moved to Swing Space at Gym II - Personnel move was initially intended to take place during the winter break, but it was postponed to the Summer of 2018, since the VRC/SAC construction will not start until after the Summer of 2018. Minor work needs to be completed prior to the move.



**Cypress Campus— Parking Lot 5 Expansion Construction Progress
February 2018**

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



The Final Program EIR was approved by the Board of Trustees on December 12, 2017. Please note that 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.

UPDATES ON CAMPUS PROJECTS – FULLERTON COLLEGE

New Instructional Building

- ▶ Proposals for Design-Build Entity were submitted on January 19th, 2018, in response to the November RFP/RFQ. The following are the design-build teams:

BNBuilders, Inc. * Roesling Nakamura Terada Architects, Inc.	Balfour Beatty R2A Architecture	Bernards Bros. HMC Architects	Harper Construction * DLR Group
Kemp Bros. TSK Architects	Rudolph & Sletten * NAC Architecture	Stronghold Engineering, Inc. Ravatt, Albrecht & Associates, Inc.	Tilden-Coil Constructors * HPI Architecture

- ▶ Selection Committee convened on February 5, 2017 at which four teams were selected as finalists, denoted by an asterisk (*) on the table above. Interviews were conducted on February 22nd, 2018.
- ▶ BN Builders, Inc & Roesling Nakamura Terada Architects, Inc were selected as DBE. Notice of Intent to Award is scheduled to be issued on February 26th, 2018.
- ▶ Schematic Design phase - Target start at the end of May 2018.

UPDATES ON CAMPUS PROJECTS – FULLERTON COLLEGE

Renovate Buildings 300 & 500

- ▶ Space programming phase and Schematic Design were completed in January 2018. Design Development started with a target completion by June 2018.
- ▶ March 1st, 2018 deadline by the California Community Colleges Chancellor's Office to submit drawings for review was met.
- ▶ DSA Structural Design Criteria meeting was held on January 24, 2018 with R2A Architecture and Rodriguez Engineering. R2A Architecture is preparing a cost comparison to ensure the current project scope of work does not exceed the 50% cost of replacement rule that would trigger extensive seismic upgrades of the structures.
- ▶ Sewer line connecting Building 500 to city sewer on Lemon Drive has been identified for potential necessary replacement. Extent of scope of work will be addressed using Scheduled Maintenance funds.



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



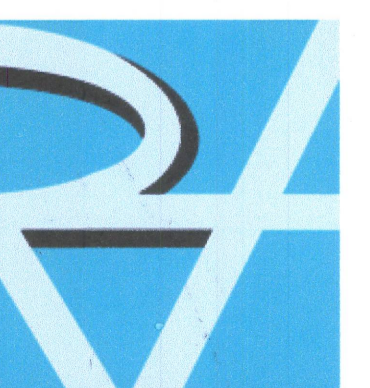
500 BUILDING NORTH SIDE ⑥

Fullerton College: Buildings 300 & 500 - 3D Views

SCALE:

February 23, 2018

architecture
planning
interiors



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Costa Mesa, CA 92626-7909
ph: 714.435.0380
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UPDATES ON CAMPUS PROJECTS – FULLERTON COLLEGE

New Parking Structure

- ▶ Evaluating Design-Build project delivery method.
- ▶ Construction will not start until renovation of 300 & 500 Buildings has been completed.
- ▶ Target design commencement in conjunction with M&O Building - Fall 2021.

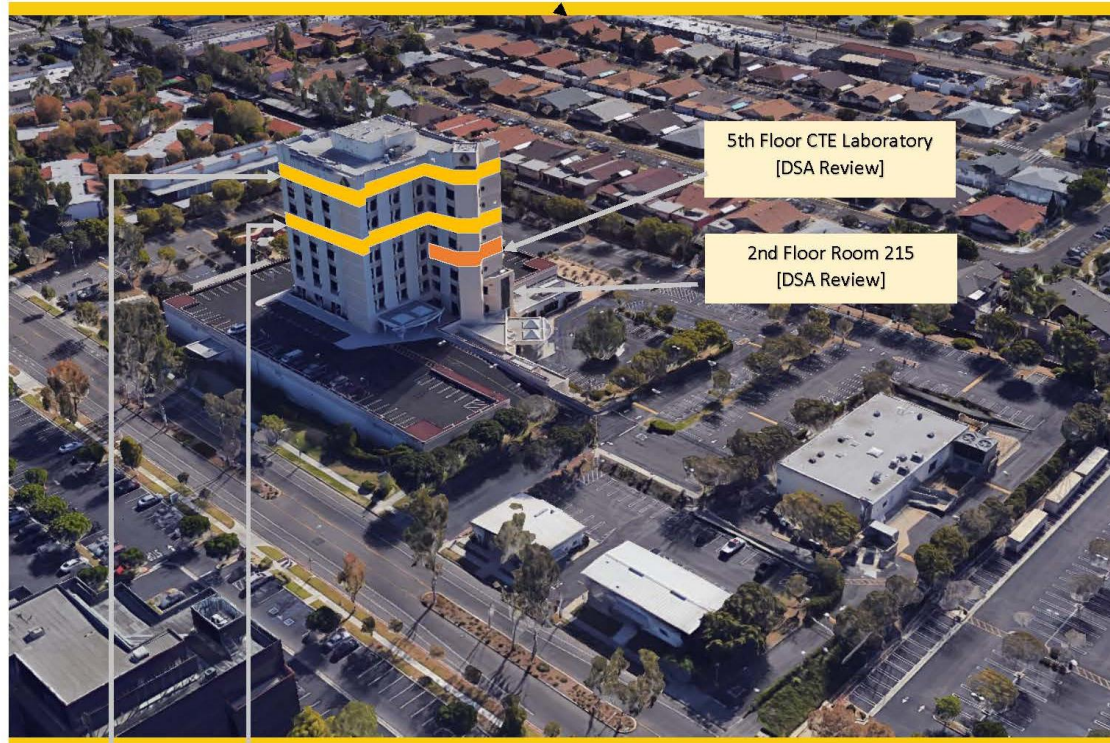
New Maintenance & Operations Building

- ▶ Target design commencement in conjunction with New Parking Structure - Fall 2021.

New TES & Chilled Water Plant Expansion

- ▶ First phase of TES & 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.

AERIAL VIEW – ANAHEIM CAMPUS



10th Floor Buildout
[Construction]



7th Floor Buildout
[Construction]

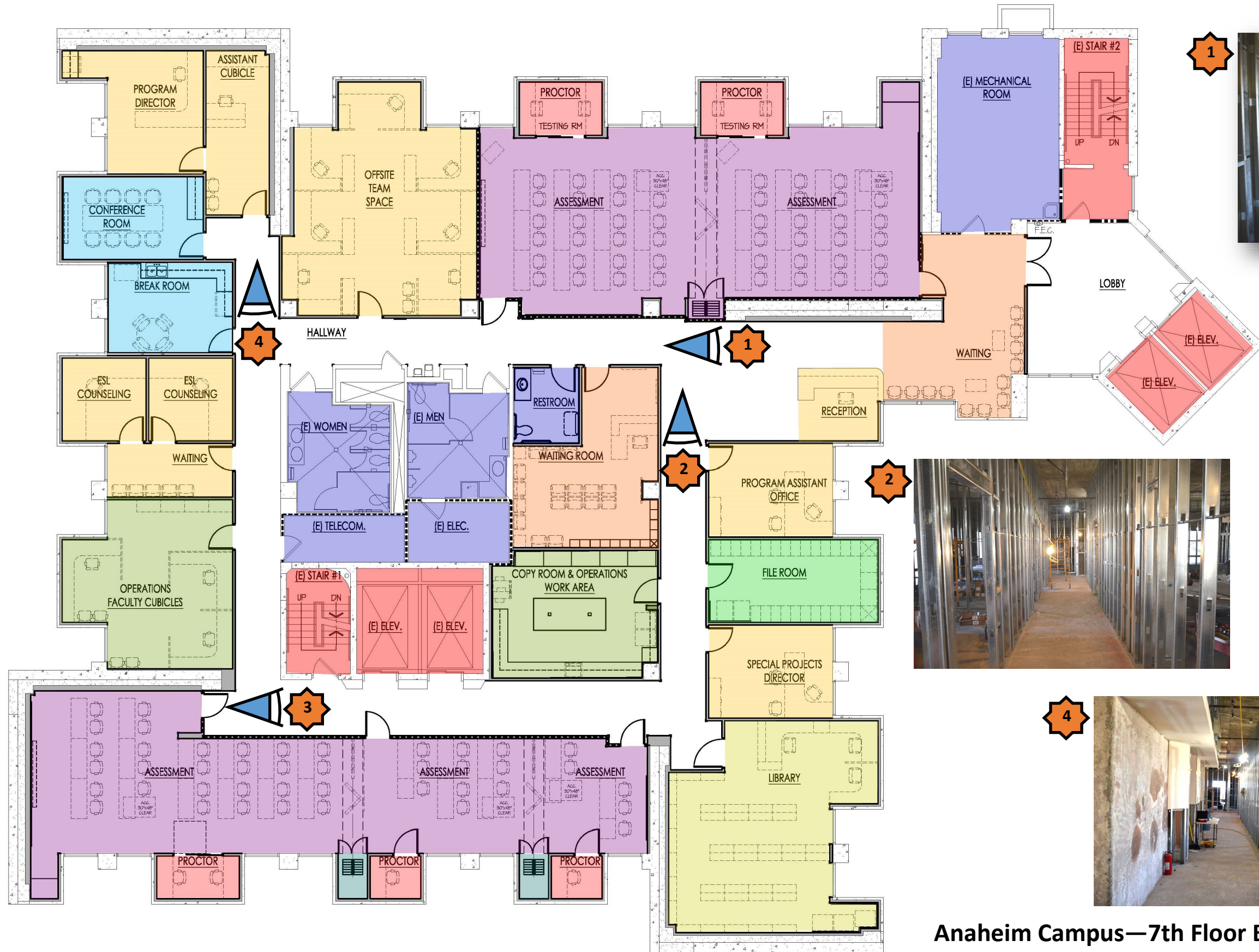
IT Network Refresh
(Throughout Campus)
[Design]

UPDATES ON CAMPUS PROJECTS – ANAHEIM (NOCE)

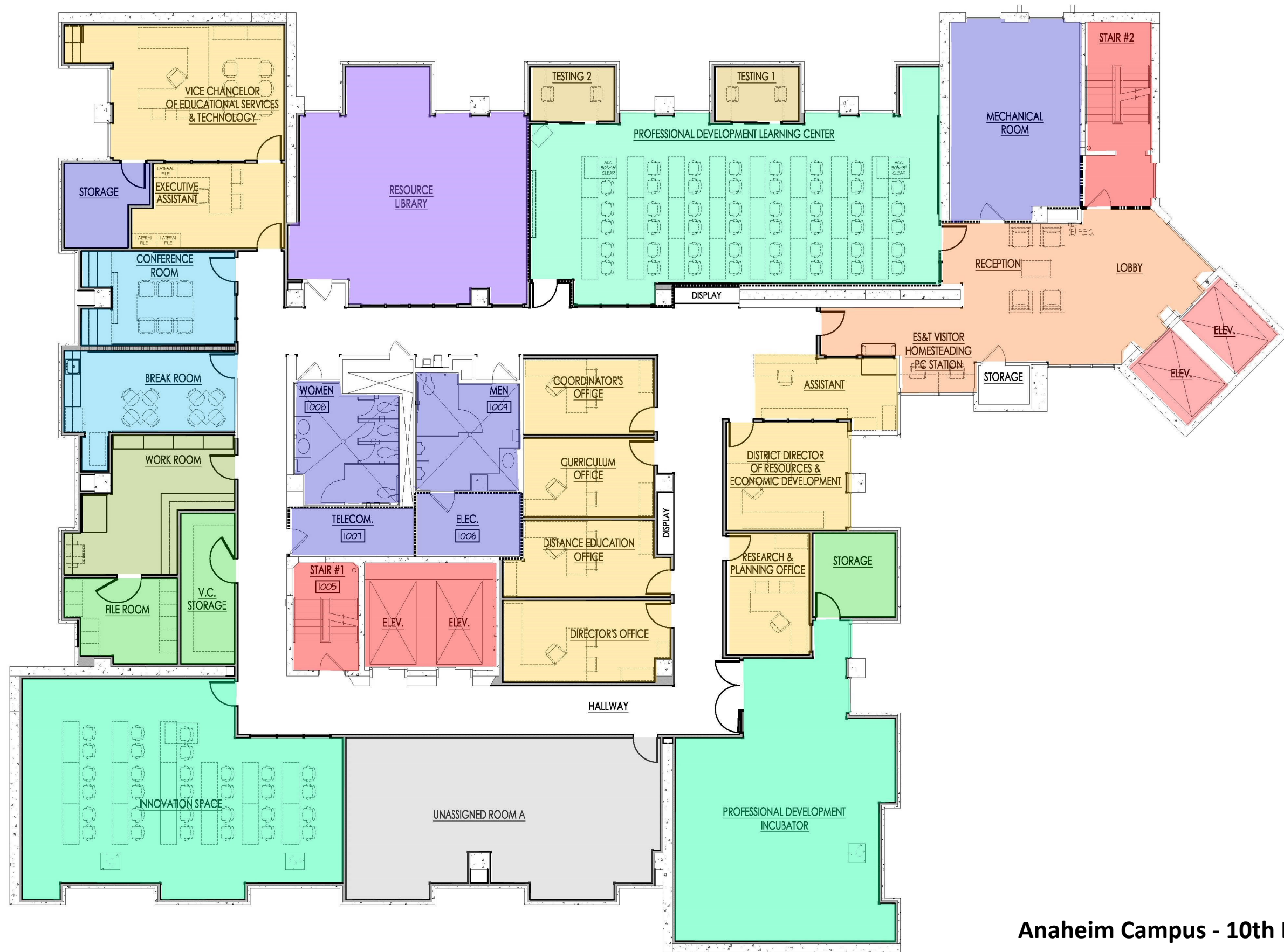
7th and 10th Floors Buildout

- ▶ Paul C Miller Construction Co. started construction on January 22nd, 2018. Phase I includes tenant improvements for the 7th floor. Construction is expected to be completed in Summer 2018.
- ▶ Following the completion of Phase I, relocation services will move personnel currently locates in the 10th floor to allow for Phase II to start. It is anticipated for the second phase to start in late Summer 2018.
- ▶ Ninyo and Moore, the Laboratory of Record (LOR); and Vital Inspection Services the Inspector of Record (IOR) have been awarded contract to perform the described functions for this project.
- ▶ CBRE/Heery was selected as the lowest responsible and responsive bidder to the RFP for Commissioning Agent (CxA) for the Anaheim Campus . Selection to award contract was presented to, and approved by, the Board of Trustees on January 23, 2018.





**Anaheim Campus—7th Floor Buildout Construction Progress
February 2018**



Anaheim Campus - 10th Floor Buildout Floor Plan
February 2018

UPDATES ON CAMPUS PROJECTS – ANAHEIM (NOCE)

5th Floor CTE and 2nd Floor Room 215

- ▶ Approval of Construction Documents from DSA was received on February 13th, 2018.
- ▶ Pre-qualification for general contractors for district-wide projects over \$175,001 was completed. 36 firms submitted questionnaire packages. The evaluation of questionnaires resulted in a pool of qualified General Contractors for the District.
- ▶ A RFP was released to the District's General Contractor Pool following DSA final approval of the construction drawings. Responses are due on March 12th, 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 in late March 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.

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
January 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	1,187,838	2,412,162
Totals	577,600,000	101,187,838	476,412,162

Cost Status:

Campus	Total Budget	%	Actual Expenses to Date	Remaining Balance
Anaheim Campus	17,007,800	2.94%	64,031	16,943,769
Cypress Campus	225,921,200	39.11%	4,084,893	221,836,307
Fullerton Campus	311,126,400	53.87%	331,258	310,795,142
District Expenses				
• Program Management	20,000,000	3.46%	1,630,960	18,369,040
• Bond Issuance Cost	3,544,600	0.61%	1,187,838	2,356,762
Totals	577,600,000	100.00%	7,298,980	570,301,020

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	\$ 3,015,663	\$ 91,768,123
New Veterans' Resource Center & Student Activities Center Expansion	\$ 13,500,000	\$ 682,772	\$ 12,817,228
Veterans' Memorial Bridge and Tribute Garden	\$ 100,800	\$ -	\$ 100,800
Central Plant TES	\$ -	\$ -	\$ -
Fine Arts Capital Improvement	\$ 16,764,338	\$ -	\$ 16,764,338
Update/Improve Infrastructure	\$ 16,199,708	\$ -	\$ 16,199,708
Update/Improve Infrastructure (SEM)	\$ 2,138,124	\$ -	\$ 2,138,124
Update/Improve Infrastructure (IT)	\$ 6,000,000	\$ -	\$ 6,000,000
Planning (Non Project Specific)	\$ 520,000	\$ 101,963	\$ 418,037
Library-Learning Resource Center Expansion	\$ 15,000,000	\$ 38,665	\$ 14,961,335
Swing Space Projects	\$ 3,236,521	\$ 245,830	\$ 2,990,691
Mass Communications & Security Systems Upgrade	\$ 4,324,385	\$ -	\$ 4,324,385
Mass Communications & Security Systems Upgrade (SEM)	\$ 324,115	\$ -	\$ 324,115
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	\$ 4,084,893	\$ 221,836,307

FULLERTON CAMPUS

CURRENT PROJECTS

ESTIMATED PROJECT BUDGET—FULLERTON

CURRENT PROJECTS	Measure J Budget	Measure J Expenses	Balance
New Instructional Building	\$ 54,000,000	\$ 36,685	\$ 53,963,315
Renovate Buildings 300 & 500	\$ 20,482,000	\$ 106,242	\$ 20,375,758
New Parking Structure	\$ 28,937,954	\$ -	\$ 28,937,954
New M & O Building	\$ 3,744,828	\$ -	\$ 3,744,828
New TES & Chilled Water Plant Expansion	\$ 12,139,524	\$ 68,070	\$ 12,071,455
New Horticulture/Lab School/STEM Lab	\$ 23,817,288	\$ -	\$ 23,817,288
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	\$ 120,261	\$ 474,739
New Performing Arts Complex—Phase 1	\$ 16,133,000	\$ -	\$ 16,133,000
New Welcome Center & Lot C West	\$ 36,564,000	\$ -	\$ 36,564,000
New Performing Arts Complex—Phase 2	\$ 12,409,153	\$ -	\$ 12,409,153
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	\$331,258	\$310,795,142

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	\$ 460,000	\$ 64,031	\$ 395,969
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	\$ 1,069,000	\$ -	\$ 1,069,000
SUB TOTAL	\$ 17,007,800	\$ 64,031	\$ 16,943,769

ESTIMATED PROJECT BUDGETS

DISTRICT

ESTIMATED PROJECT BUDGET—DISTRICT

DISTRIC WIDE EXPENSE	Measure J Budget	Measure J Expenses	Balance
Program Management Fees	\$ 20,000,000	\$ 1,630,960	\$ 18,369,040
Bond Issuance Cost	\$ 3,544,600	\$ 1,187,838	\$ 2,356,762
SUB TOTAL	\$ 23,544,600	\$ 2,818,798	\$ 20,725,802

NORTH ORANGE COMMUNITY COLLEGE DISTRICT
CYPRESS - FULLERTON - ANAHEIM (SCE)
90-DAY LOOK AHEAD SCHEDULE
 (02-01-18 TO 04-30-18)

	February				March				April				Comments
	6	13	20	27	6	13	20	27	3	10	17	24	
GENERAL													
NOCCCD Board Meetings													
COC Meetings													March 7th
Bi-Monthly DSA Meeting													
Bond Program Management Team Mtgs.													April Meetings are to be Determined
Anaheim - Campus Coordination Meeting													April Meetings are to be Determined
Fullerton - Campus Coordination Meeting													April Meetings are to be Determined
PLANNING													
CYPRESS													
Bidding for Construction Scope of Work Lots 4 & 5													In Progress
ANAHEIM (NOCE)													
General Contractors RFB for 5th/2nd Floor													Complete - District-Wide General Contractor Pool
FULLERTON													
Planning Renovate Buildings 300 & 500													Complete
Re-Prioritize Initial Projects to Include C/W Plant & TES													In Progress
DESIGN + CONSTRUCTION													
DESIGN PHASE													
CYPRESS													
Construction Documents for SEM													In Progress. Target Completion March 14, 2018
Construction Documents for New VRC/SAC													In Progress. Target Completion March 14, 2018
Reconfigure Parking/SEM Roof Repairs Design													In Progress
Gym II Reconfiguration for SAC Swing Space													Target completion Summer 2018
Demolition at Lots 4 & 5													Target completion February 22, 2018
FULLERTON													
Preliminary Plans for Renovate Buildings 300 & 500													Target Completion by end of February 2018
Design Development for Renovate Buildings 300 & 500													In Progress
RFQ/RFB for New Instructional Building Design-Build Entity													Target Completion February 2018
New Instructional Building Design-Build Selection to BOT													Expected Approval on March 27, 2018 Meeting
ANAHEIM (NOCE)													
INFORMATION TECHNOLOGY NETWORK REFRESH													
Design for Network Refresh Stages I & II *													Stage I to be completed by February 2018
Final Report / Design Completion *													To be completed by March 31, 2018
DSA PHASE													
Cypress - New SEM and VRC/SAC													Submittal Anticipated for March 14, 2018
Anaheim - 5th Floor CTE and 2nd Floor Room 215													Approval Received on February 13, 2018
CONSTRUCTION PHASE													
7th and 10th Floor Buildout Mobilization & Pre-Construction													Complete
7th and 10th Floor Buildout Phase I Construction													In Progress - Target Completion June 16, 2018
CLOSE-OUT PHASE													

* Non-Measure J expenditure activities