



December 2024

CAPITAL PROJECTS REPORT
to the

Citizens' Oversight Committee

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Active Project Status Report

Campus Projects

- Cypress
- Fullerton
- Anaheim and District Offices



AERIAL VIEW — CYPRESS CAMPUS PROJECTS

9200 Valley View St., Cypress, CA 90630



Fine Arts Building Renovation
[Construction]



Softball Field Renovations
[Design Development]



Electrical Vehicles (EV) SCE Charging
Stations-Lot 4
[Close-Out]



PROJECT STATUS REPORT — CYPRESS CAMPUS

FINE ARTS BUILDING RENOVATION CONSTRUCTION

Project Manager	Allison Coburn Project Manager Campus Capital Projects
Construction Manager	Sundt Construction, Inc.
Architect of Record	DLR Group
Project Delivery Method	Construction Manager Multi-Prime
Project Square Footage	66,765 GSF
DSA Application A#	04-120539



Project Overview

The Fine Arts Building will undergo a structural and interior renovation to enhance students’ academic experience. Improvements will be made to the recording arts, rehearsal and performance spaces for music instruction, along with spaces for one-on-one sessions. Existing vacant spaces not currently configured for instruction will also be utilized. Noise intrusion mitigation work will also ensue to minimize disruptions to instruction and music practice. New technology will be installed to support current instructional methodologies and pedagogies. The existing mechanical, electrical, and plumbing systems will be replaced. Restrooms will be updated for code-compliance. DSA-designated seismic upgrades are also planned.

- Preliminary Total Project Budget..... \$77,289,871
- Funding Source Measure J & State Capital Outlay
 - Measure J \$56,400,871
 - State Capital Outlay Funds \$20,889,000
- Estimated Construction Start..... April 2024
- Targeted Completion June 2026
- Targeted Occupancy Fall 2026



PROJECT STATUS REPORT — CYPRESS CAMPUS

ELECTRICAL VEHICLES (EV) SCE CHARGING STATIONS-LOT 4 CLOSE-OUT

Project Manager	Anne Acurso Project Manager
Architect of Record	Southern California Edison
General Contractor	Asplundh Construction
Project Delivery Method	Turnkey
Project Square Footage	N/A
DSA Application #	04-122207



Project Overview

In coordination with Southern California Edison (SCE), 60 electric vehicle charging stations will be installed at Parking Lot 4 in the vicinity of the North Orange Continuing Education (NOCE) Building. Upon completion, users will enjoy improved facilities that will accommodate their charging needs.

- Project Budget..... \$492,000
- Funding Source Measure J
- Estimated Construction Start..... May 2024
- Construction Completion..... September 2024



PROJECT STATUS REPORT — CYPRESS CAMPUS

SOFTBALL FIELD RENOVATIONS DESIGN DEVELOPMENT

Project Manager	Anne Acurso Project Manager
Architect of Record	SGH Architects
General Contractor	TBD
Project Delivery Method	Design-Bid-Build
Project Square Footage	53,598 SF
DSA Application #	TBD



Project Overview

This project will include new field amenities such as bleachers with an elevated press box, new backstop and perimeter fencing, new covered dugouts, new landscaping and hardscaping surrounding the fields, Americans with Disabilities Act (ADA) improvements, and a new team room building.

- Project Budget..... \$4,000,000
- Funding Source Measure J
- Estimated Construction Start..... Spring 2026
- Targeted Construction Completion Winter 2027



PROJECT STATUS REPORT — CYPRESS CAMPUS

Fine Arts Building Renovation

September

- In August, the building's existing electrical duct bank, which served as the main electrical room, was demolished. Crews completed demolition for the topping slab at the bridge that connects to the building structure.
- Hazardous materials abatement was successfully completed at the roof level. Demolition of the roof skylights and roof systems was carried out.
- The team proceeded with clean demolition starting on the third floor. Elevator guide rails were fully demolished in late August. Crews planned to complete the stair openings within the same timeframe.
- All caissons were installed by the end of August. Excavations for new pile caps began in the northeast, east, and southeast elevations on the interior and exterior of the building.
- Site utilities were set in place; crews began backfilling the domestic water and fire water at the utility corridor near the Theater Arts Building. Sewer line excavation, installation, and backfill were underway in late September at the north elevation.



Fine Arts Building Renovation — Construction Activities

October

- By the start of October, crews installed 211 out of 250 steel piles (formerly known as micropiles), placing the work ahead of schedule. Work on the south side of the building concluded in September. The remaining pile installation on the west side was finished by the start of November, ahead of schedule, marking the conclusion of all pile-driving activities on site.
- Crews began drilling small openings to fit reinforcement bars (rebar) using epoxy on the eastern half of the building. The same activities took place on the exterior of the building at the northeast, east, and south elevations. All installed reinforcement bars will be used to connect to the pile caps as part of the enhanced seismic retrofit system.
- Crews finished the remaining demolition on the interior walls, removing paint, and addressing floor openings. Demolition of the topping slab was underway at the bridge connecting the second level walkways to the south entrance of the building.
- The scope of work increased to address additional abatement and unforeseen site conditions for trade contractor Bayview Environmental Services, Inc. The construction manager and Campus Project Team drafted an associated change order to increase Bayview's contract agreement for presentation to the Board of Trustees at the first



PROJECT STATUS REPORT — CYPRESS CAMPUS

meeting in November.

- Work progressed to fill in exterior floor openings at the locations of former utilities throughout the building and roof using structural concrete.
- Sewer line excavation, installation, and backfill were accomplished by the end of the month.

November

- The project encountered underground unforeseen conditions during excavation activities relating to the existing building foundation that were not identified during the initial site survey. This discovery has resulted in additional modifications to the building foundation reinforcement and additional concrete pours. The remaining contingency balance in the trade contractor agreement with Inland Building will be used to address the additional concrete pours required to finish the work according to the DSA-approved drawings. Any additional costs are expected to be negotiated in the first quarter of 2025 for a potential increase to the agreement. Currently, the construction manager is not tracking any schedule impacts on the timely completion of the seismic reinforcement activities.
- Drilling and rebar epoxying remained underway as part of pile cap activities. Curing for the epoxy for the connectors between the existing foundations and the new pile caps is expected to conclude in early December. Concrete placement for the eastern half of the building has been completed. Currently, backfill and compaction are underway. On the western half, reinforcement bar placement and pile cap connections are in progress. Additionally, the top slab removal at the access bridges from the piazza has been successfully completed.
- Trade contractor, Caston, continued with the layout; and top track installation began in early November. Curb placement at large storefront openings is scheduled for completion.
- Drilling and rebar epoxying remained underway as part of pile cap activities. Concrete placement for the eastern half of the building has been completed. Currently, backfill and compaction are underway. On the western half, reinforcement bar placement and pile cap connections are in progress. Additionally, the top slab removal at the access bridges from the piazza has been successfully completed.
- Work is expected to take place inside the building, focusing on underground electrical and plumbing during the final weeks of November.



Fine Arts Building Renovation — Steel Pile Driving Activities

PROJECT STATUS REPORT — CYPRESS CAMPUS

Electrical Vehicles (EV) SCE Charging Stations - Lot 4

September — November

- Station energizing took place on September 16 during a campus power shutdown. Two units required additional work for operability.
- The Campus Project Team worked with infrastructure provider, ChargePoint, to replace two stations that were not providing the correct output.
- The stations have been registered with Orange County Weights and Measures and made available for public use. Project close-out is underway.



Electrical Vehicles (EV) SCE Charging Stations —
Completed Stations

Softball Field Renovations

September – October

- The Campus Project Team met with the Building User Group (BUG) to present cost-saving options. The BUG later reviewed and agreed to the revised scope of work resulting from value engineering activities in coordination with the Campus Project Team.

November

- The Campus Project Team, BUG, and Campus Leadership concluded the schematic design phase, with all parties signing off on the preliminary project design. SGH Architects will proceed with Design Development for this project, which is intended to be completed in January 2025.



AERIAL VIEW — FULLERTON CAMPUS PROJECTS

321 E. CHAPMAN AVE., FULLERTON, CA 92832



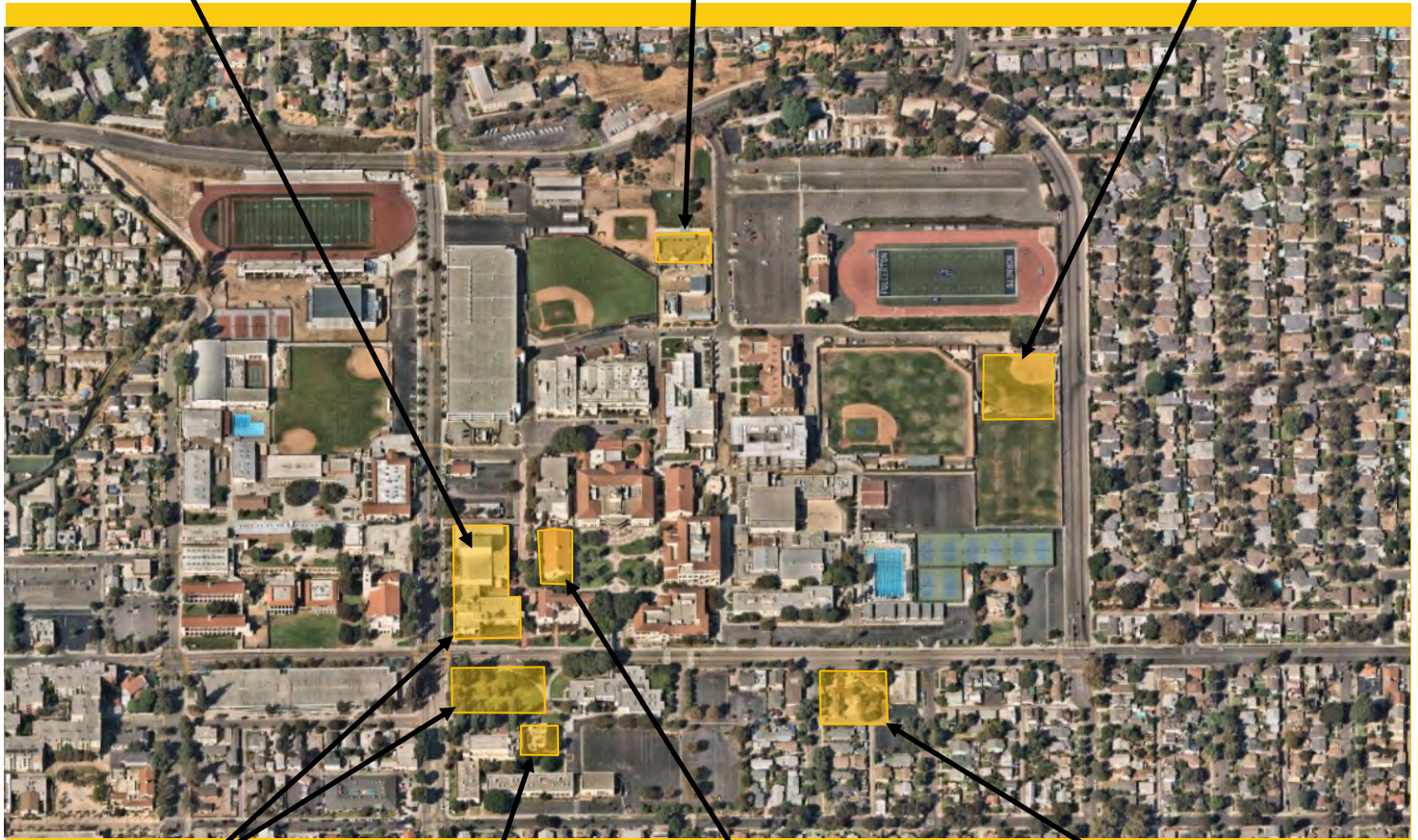
New Welcome Center & Lot C West
[Planning]



New Maintenance & Operations
Building
[Construction]



Athletic Field
Improvements
[Planning]



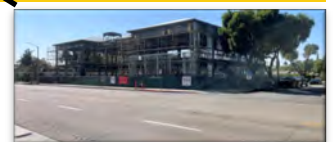
New Performing Arts Complex -
Demolish
Buildings 1100 and 1300
[Bidding]



Wilshire Chiller Plant
Relocation
[Construction]



Renovate Building 300
[Construction]



Chapman / Newell Instructional
Building
[Construction]



PROJECT STATUS REPORT — FULLERTON CAMPUS

RENOVATE BUILDING 300 CONSTRUCTION

Project Manager	Oscar Saghieh Project Manager Campus Capital Projects
Construction Manager	Simpson & Simpson
Architect of Record	Westberg White
General Contractor	Icon West
Project Delivery Method	Design-Bid-Build
Project Square Footage	22,705 GSF
DSA Application A#	04-121321, 04-121906



Project Overview

A total renovation of Building 300, including seismic enhancements and historic consideration, are planned under the project’s scope of work. Upon completion, the building will contain general classrooms, dean and faculty offices, shared laboratories, and improved foundations for a safer built environment.

- Total Project Budget\$34,263,861
- Funding SourceMeasure J & State Capital Outlay
 - Measure J\$22,982,000
 - State Capital Outlay Funds\$11,272,621
 - Local Funds\$9,240
- Construction StartMay 2024
- Targeted Construction CompletionWinter 2026



PROJECT STATUS REPORT — FULLERTON CAMPUS

NEW MAINTENANCE & OPERATION BUILDING CONSTRUCTION

Project Manager	Oscar Saghieh Project Manager Campus Capital Projects
Architect of Record	BN Builders, Inc. & Roesling Nakamura Terada Architects, Inc.
General Contractor	BN Builders, Inc.
Project Delivery Method	Progressive Design-Build
Project Square Footage	14,723 GSF
DSA Application A#	04-121528



Project Overview

The New Maintenance and Operations (M&O) Building will centralize all services into a single building located on the Main Campus. The building will include trade-specific workshops for maintenance, grounds, facilities, and custodial personnel while improving response time and efficiencies by locating the building on the Main Campus adjacent to the central plant.

Budget & Construction Costs Schedule

- Total Project Budget.....\$20,187,731
- Funding Source.....Measure J & Local
- Measure J.....\$6,399,604
- Local Funds.....\$13,788,127
- Construction Start.....October, 2023
- Targeted Construction Completion.....February 2025

Allowances and Contingencies Status						
	In Contract		Approved		Balance	
Contingency	\$	318,703	\$	80,231	25%	\$ 238,651 75%
Allowances	\$	501,866	\$	42,385	8%	\$ 459,481 92%

PROJECT STATUS REPORT — FULLERTON CAMPUS

CHAPMAN/NEWELL INSTRUCTIONAL BUILDING CONSTRUCTION

Project Manager	Oscar Saghieh Project Manager Campus Capital Projects
Architect of Record	BN Builders, Inc. & Roesling Nakamura Terada Architects, Inc.
General Contractor	BN Builders, Inc.
Project Delivery Method	Progressive Design-Build
Project Square Footage	23,192 GSF
DSA Application A#	04-121527



Project Overview

Located at the intersections of Chapman Avenue and Newell Street, the Chapman/Newell Instructional Building will be home to an array of student services vital to their success, including the Campus Veterans' Resource Center, Student Wellness Center (both medical and behavioral health), the Campus Food Bank, Umoja Community Program, Extended Opportunity Programs and Services (EOPS), CalWORKS, Cooperative Agencies Resources for Education (CARE)/Foster Youth Success Initiative (FYSI), a Multi-Cultural Center, and 2 instructional classrooms. In addition, support functions will be available including shared community storage, a department-wide copy and breakroom as well as a lactation room for the benefit of all users.

Budget & Construction Costs

- Total Project Budget.....\$29,982,754
- Funding Source.....Measure J & Local
- Measure J.....\$28,302,917
- Local Funds.....\$1,679,837

Schedule

- Construction Start.....October, 2023
- Targeted Construction Completion.....February 2025

Allowances and Contingencies Status						
	In Contract		Approved		Balance	
Contingency	\$	559,496	\$	71,953	13%	\$ 487,364 87%
Allowances	\$	679,500	\$	37,184	5%	\$ 642,316 95%

PROJECT STATUS REPORT — FULLERTON CAMPUS

NEW PERFORMING ARTS COMPLEX - DEMOLISH BUILDINGS 1100 AND 1300 BIDDING

Project Manager	Oscar Saghieh Project Manager Campus Capital Projects
Construction Manager	TBD
Architect of Record	Pfeiffer Partners Architects, Inc.
General Contractor	TBD
Project Delivery Method	Design-Bid-Build
Project Square Footage	77,560 GSF
DSA Application A#	04-121681



Project Overview

This project addresses the demand for enrollment in the Performing Arts programs by constructing a new complex that will combine music, drama, theater arts, and communication programs into a single facility. The new building will replace outdated facilities with electrical deficiencies and outmoded configurations. The new structure will take advantage of the potential use of commonly required spaces to improve overall utilization and flexible spaces that help programs in meeting higher demands anticipated in the near future.

- Preliminary Total Project Budget.....\$122,834,893
- Expected Total Project Budget Increase to\$129,000,000
- Funding Source Measure J & State Capital Outlay
 - Measure J\$78,884,034
 - State Capital Outlay Funds\$43,787,000
 - Local Funds.....\$163,859
- Estimated Construction StartJune 2025
- Targeted Construction Completion Spring 2027



PROJECT STATUS REPORT — FULLERTON CAMPUS

WILSHIRE CHILLER PLANT RELOCATION

CONSTRUCTION

Project Manager	Aaron Choi Project Manager
Construction Manager	Aaron Choi
Architect of Record	Pfeiffer Partners Architects, Inc.
General Contractor	Plumbing, Piping & Construction, Inc.
Project Delivery Method	Design-Bid-Build
Project Square Footage	2,175 GSF
DSA Application A#	04-121682



Project Overview

Considered the first phase of the New Performing Arts Complex project, the Wilshire Chiller Plant will be relocated adjacent to its original location to accommodate the future construction of the New Performing Arts Complex in its original building footprint. The facilities deliver temperature control to the buildings in its vicinity, including the Wilshire Center. The new facility will provide the same service to the current buildings in addition to the new Performing Arts Complex. The relocation of the infrastructure will be carried in coordination with the local utility, Southern California Edison (SCE). Following DSA approval of Increment 1, a revised estimate of probable cost of construction now accounts for current market conditions and material prices. The overall project cost may now increase to \$9M predicated on the completion of back-check and approval of Increment 2 by DSA.

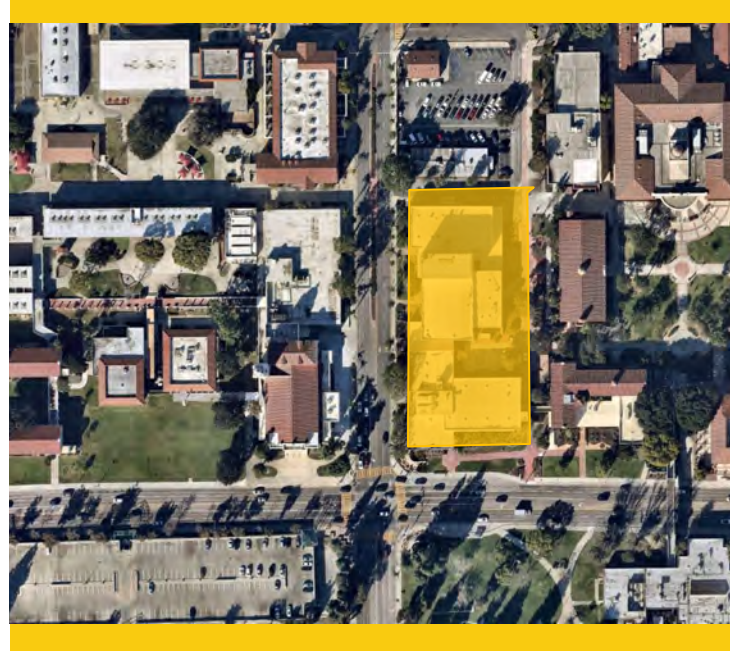
- Total Project Budget (Est.)\$13,645,248
- Funding SourceMeasure J
- Construction StartMay 2024
- Targeted Construction CompletionMay 2025



PROJECT STATUS REPORT — FULLERTON CAMPUS

NEW WELCOME CENTER & LOT C WEST PLANNING

Project Manager	Oscar Saghie Project Manager Campus Capital Projects
Construction Manager	TBD
Architect of Record	TBD
General Contractor	TBD
Project Delivery Method	Design-Build
Project Square Footage	40,000 GSF
DSA Application A#	TBD



Project Overview

The New Welcome Center will offer Student and Financial Services on Campus. The completion of the building will also provide office spaces for staff administering Admissions and Records, Career Center, Counseling Services, Disability Support Services, Financial Aid, Outreach, the Bookstore, Bursar, and the Student Diversity Success Initiative Department. Based on the recent preliminary planning for the building uses, the estimated probable cost for construction of the new structure could potentially cost \$64M, which is higher than anticipated at the onset of the bond program. The Campus Project Team is actively refining the building requirements to realize efficiencies that may lead to savings. The design process of the New Welcome Center is scheduled to begin in 2024, with a construction start in winter 2028 after the demolition of the 1100 and 1300 Buildings. Construction completion is targeted for 2029.

- Total Project Budget (Est.)\$39,000,000
- Funding SourceMeasure J
- Estimated Construction Start.....Winter 2028
- Targeted Construction CompletionSummer 2029



PROJECT STATUS REPORT — FULLERTON CAMPUS

ATHLETIC FIELD IMPROVEMENTS PLANNING

Project Manager	Jorge Arredondo Project Manager Campus Capital Projects
Architect of Record	TBD
General Contractor	TBD
Project Delivery Method	Design-Bid-Build
Project Square Footage	TBD
DSA Application A#	TBD



Project Overview

This project intends to address deficiencies to the existing facilities and associated infrastructure for the Campus athletics department.

- Total Project Budget (Est.)\$7,000,000
- Funding SourceMeasure J
- Estimated Construction Start.....TBD
- Targeted Construction CompletionTBD



PROJECT STATUS REPORT — FULLERTON CAMPUS

UPDATE/IMPROVE INFRASTRUCTURE

CLOSE-OUT

Address	321 E. Chapman Ave.	Total Project Budget	\$24,196,320 (Measure J)
	Fullerton, CA 92832	Total Budget Allocated	\$8,294,702 (Measure J)
Number of Projects	5	Funding Source	Measure J & Capital Outlay

General Overview

The projects will address infrastructure improvements or upgrades throughout the Campus. Funds are allocated to projects as needs are identified.

PROJECT STATUS REPORT — FULLERTON CAMPUS

Renovate Building 300

September

- Demolition of exterior stairs, site walkways, and tunnel shoring were finished to make room for cast-in-drill-hole (CIDH) pile drilling. The CIDH piles were tested in late August, and the testing laboratory provided passing results. Production CIDH pile driving started on September 10 for a duration of 10 days. Additional measures were taken to detour students, maintain the project fencing, and prevent students from entering the project site while CIDH driving was underway. The paleontologist monitored the site during activities.
- The project encountered an unforeseen condition at the site following drilling for a CIDH pile at the southwest end of the site. An electric duct bank was found with an underground vault that was not documented on the project as-built drawings. The general contractor worked with the Design Team to resolve this issue.



Renovate Building 300 - Construction Activities



Renovate Building 300 - Construction Activities

- On the interior, existing plaster stabilization and reinforcement for areas of historical significance were set to commence after the associated submittals were approved by the Design Team. In the meantime, the team strategized methods to test existing conditions for proper attachments and reinforcement of the existing walls.
- The fiber reinforced polymer (FRP) system submittal remained under review by the Structural Engineer of Record
- Hazardous materials abatement for windows was pending a paint submittal approval by the project Design Team. The approval enabled the completion of a mock-up to determine the efficiency and efficacy of the currently prescribed process.



PROJECT STATUS REPORT — FULLERTON CAMPUS

October

- Cast-in-drill-hole (CIDH) pile driving continued at all corners of the site into early October. At the southeast corner, concrete obstacles and unforeseen underground challenges continued to be demolished that impeded drilling activities. Pile driving was completed at the northwest corner and is pending the placement of pile caps. Ten out of 16 CIDH piles were driven along the northeast side; the remaining six were finished by the end of September. At the southwest corner, nine CIDH piles were installed while seven more were drilled by the start of October. Eight piles were set in place along the southeast end, with the remaining eight completed by the second day of October. Concrete spouts were completed on October 1. The drill rig was demobilized on October 2, followed by the clearing of spoils.
- Repairs to scaling concrete walls throughout the building began in mid-October and was completed in early November in preparation for the anticipated placement of FRP throughout the building at the end of the year. Prior to the start of this work, the criteria for repairs are being reviewed for the assessment of the locations needed.
- The hazardous materials windows abatement mock-up test took place in mid-October. Preliminary reviews were completed by the Design Team and the hazardous materials abatement consultant. Full abatement began in late October upon receiving approval by the Design Team.
- The general contractor and Architect of Record also worked on the historical plaster consolidation mock-up test to eventually reinforce and restore the existing surfaces that are part of the building's historic makeup. Once the mock-up is approved, the solution will be applied to the walls and reinforced. Testing for shotcrete passed successfully. The application of shotcrete to reinforce the second floor lobby walls began in early November.
- The general contractor scheduled resources to commence work on the new interior wall layout by the third week of the month. At the same time, crews made wall openings in anticipation of upcoming mechanical, electrical, and plumbing (MEP) work in mid-October.



Renovate Building 300 - Construction Activities

- The Owner Controlled Insurance Program (OCIP) visited the project site to ensure compliance to safety procedures and continuous coordination for complex tasks with the general contractor.
- Coordination is ongoing with Academic Computing Technologies (ACT) and Ollivier Corporation for hardware connections and access control requirements.
- DSA provided its approval for Construction Change Directive (CCD) 4. CCD 5, for structural



PROJECT STATUS REPORT — FULLERTON CAMPUS

detail adjustments, was submitted to DSA on October 1. Addendum 3 has been completed and is under review with Icon West for cost implications.

November

- Westberg White updated all drawing details for the fiber reinforced polymer (FRP) substitution from Simpson & Simpson to Fyfe due to thickness changes. Fyfe and Westberg White have conducted a side-by-side comparison of the manufacturer substitution. These tasks were completed in preparation for submittal to DSA in mid-November. FRP preparation and installation activities are expected to commence in December, contingent upon state agency approval.
- Micropile testing began in the last week of October; the results were reviewed and approved by the end of the same week. Additional tests took place 28 days after concrete curing; the micropiles passed all tests. Production piles began on the south end of the building in the first week of November. Any unforeseen issues conflicting with the placement of the micropiles have been promptly addressed by the general contractor team to prevent delays.
- Pile cap activities, including excavation and reinforcement bar dowel placement on the existing foundation, began in early November. Crews are drilling openings into the existing foundation to connect with the pile cap reinforcement bars. The south end of the building is expected to be completed in November, while the north end should reach completion in early December. Concrete pours are anticipated to occur continuously until mid-December.
- Concrete scaling repairs are nearing completion on the interior face of all exterior perimeter walls. Simultaneously, plaster wall scope consolidation continues throughout the building interior.
- Shotcrete formwork placement is in progress. Reinforcement bar dowel placement was completed, and inspection is in progress. The general contractor targeted Friday, November 8, for shotcrete placement in the building's entry lobby.
- The historic window restoration mock-up was approved from the environmental services consultant and Design Team. Work has commenced on refurbishing the first floor windows primarily focusing on the west side windows.
- The mechanical, electrical, and plumbing (MEP) layout on the second floor is progressing. MEP rough-in began in the week of November 11, with the placement of heating, ventilation, and cooling (HVAC) equipment on the second floor. This scope of work will start approximately two months earlier than originally scheduled to mitigate schedule impacts on the project completion.

New Maintenance & Operations Building

September

- Formwork activities were completed in preparation for the concrete pouring on the roof level to form the pad for upcoming mechanical equipment installation.



PROJECT STATUS REPORT — FULLERTON CAMPUS

- Crews also performed formwork in the second-floor restroom prior to concrete-pouring. Work on placing underground utilities neared its conclusion by the end of the first week of September.
- Preparation work for the slab-on-grade (SOG) was underway. The vapor barrier and reinforcement bar were placed on September 27 before concrete pouring took place on October 10. The fire hydrant water connection was in progress in front of the building. The water shutoff took place on September 27 over a four-hour period. The sewer connection to the building was carried out upon completion of the slab-on-grade in early October.
- Weekly coordination meetings continued with Academic Computing Technologies (ACT) to procure technology equipment to be installed at the building.

October

- Soil compaction and grading of the parking lot in the back of the building proceeded on October 6. The domestic water and fire water connections were completed. Telecommunication and data connections to the building were established during the second week of October.
- Interior wall framing was completed on the second level. Framing inspections on the second level started at the end of September. Mechanical, electrical, and plumbing (MEP) rough-ins also progressed on the second floor of the building.
- The project is tracking a potential five-week delay in reaching substantial completion in early 2025.



New M&O Building -- Construction Activities

November

- Scaffolding has been erected around the perimeter of the building, and activities have commenced for the installation of the building envelope insulation, waterproofing layers, and windows. The completion of this work will enable the placement of Top Cast, glass fiber reinforced concrete (GFRC), and plaster on the building façade, with activities progressing into December. Roofing material deliveries will begin in mid-November, with installation starting soon thereafter. This will facilitate the installation of drywall and finishes in the building's interior.
- GFRC fabrication was concluded on October 15; this scope of work will begin once the material is delivered to the site in November. Additional anchorage testing is required by DSA to take place during installation on the building's facade.



PROJECT STATUS REPORT — FULLERTON CAMPUS

- Sidewalk demolition in the vicinity of the building has been completed to improve Americans with Disabilities Act (ADA) access. Grading at the interior parking area is about 80 percent complete, with activities expected to continue until the end of November.
- The underground vault for telecommunication and conduits neared completion, with telecommunications excavation to conclude in mid-October, followed by rough grading of the site around the same time.
- Eighty-five percent of the slab-on-grade (SOG) concrete pour was completed, with the remaining 15 percent addressed in early November after the conclusion of fire water and gas line connections. Concrete pours began on November 4.
- Framing on level 1 is nearing completion, with mechanical, electrical, and plumbing (MEP) rough-in anticipated to start in mid-November.



New M&O Building—Construction Activities

Chapman/Newell Instructional Building

September

- Exterior sheathing installation around the entire building neared completion. Window flashing and water barrier placement were underway, its conclusion targeted for late September. First floor window installation commenced in mid-September and progressed to the second floor in early October.
- Crews addressed sidewalk demolition and site trenching in mid-September to place the electrical switchgear to power the building. Completion of this activity will, in turn, allow for coordination with Southern California Edison (SCE) for the future placement of a transformer by SCE in the last quarter of 2024.
- Drywall installation progressed around the first floor of the building in preparation for insulation application. Electrical and plumbing inspections were successfully completed at this level. Crews taped any remaining small gaps in drywall to ensure a flush surface in mid-September, once plumbing and electrical installation were completed.
- Owner Controlled Insurance Program (OCIP) completed a project site walk on September 17. The results of the OCIP administrator's report are pending. The owner and design-builder are continuing to coordinate to ensure compliance with established guidelines.



PROJECT STATUS REPORT — FULLERTON CAMPUS

- Weekly coordination meetings continued with campus ACT to procure technology equipment for future installation into the building.
- In late September, planning with the project commissioning agent took place for building commissioning (Cx) and the implementation of the plan during building equipment installation.

October

- On the exterior, window installation and the subsequent application of the flashing, barrier, and glazing progressed on the second floor of the building. Glazing was completed on the first floor.
- Vault trenching began in early October and took one week to complete. Southern California Edison (SCE) later coordinated the placement of electrical equipment in this space.
- On the interior, crews finished drywall installation and taping minor gaps in the eastern half of the building. These activities were followed by painting.
- On the western half of the building, taping continued on the first floor in the first weeks of October. Drywall was placed on the second floor; taping activities commenced once installation was completed.
- Floor moisture testing progressed for resilient tile and carpeting installation. Sheet metal installation around the mechanical pad was underway. The equipment lift of air handling units was scheduled for the upcoming weeks.
- The glass fiber reinforced concrete (GFRC) submittal was approved by DSA. Fabrication began on October 15. Additional anchor testing is required by DSA to verify the secure attachment of GFRC panels to the building façade is compliant to California Building Code (CBC) requirements.

November

- Deliveries of the exterior façade top cast prefabricated parts started in the last week of October, and the installation of the building façade is scheduled for the upcoming weeks. DSA requires additional anchorage testing, which will take place during the installation on the building's facade.
- On the first floor, window glass was installed and the edges were caulked. Window water testing is completed and the final report is pending. Based on the report's outcome, additional testing will be scheduled in the upcoming weeks. The east half of the building completed interior priming and the first coat of paint. Ceiling grid installation continued into mid-November, with millwork installation set to begin soon after that.



Chapman/Newell Instructional Building—Construction Activities



PROJECT STATUS REPORT — FULLERTON CAMPUS

- Exterior door installation was anticipated to begin in early November. The elevator subcontractor crews began mobilizing for the installation of the elevator equipment and cabin. The fire sprinkler scope of work is nearing completion on level 1 of the building.
- Miscellaneous drywall taping is being carried out on the stairwell and level 2, with work on building interior finishes also progressing at this level. Interior cabinetry installation commenced on the first floor in Area A. The ceiling grid installation also progressed on the second floor in Area A.
- Ceiling grid installation was also underway in Area B. Drop tile installation began in the first week of November in Area A, following the completion of the ceiling grid installation.
- Upcoming work for the restroom on this level will follow the completion of drywall activities and tile installation on the first floor. Wall finishing and primer painting are ongoing in Area B.
- Coordination with Southern California Edison (SCE) for building energizing is continuing, with the target set for the second week of December, which will enable commissioning activities to commence in early 2025. Vault trenching and conduit installation have been completed. The power company will visit the site to inspect the completed scope before proceeding with equipment installation.



Chapman/Newell Instructional Building -- Construction Activities



New Performing Arts Complex—Exterior Rendering

New Performing Arts Complex

September

- An initial kickoff meeting took place on September 6 with construction manager, Kitchell, in preparation for the release of the bid documents to the prequalified general contractors. All parties met once more in late September to support the transition of construction management responsibilities to Kitchell in preparation for the start of the bidding phase in late 2024.

October — November

- Kitchell and District Purchasing completed the final review of bidding documents for the project. The teams issued the bid documents on PlanetBids to the



PROJECT STATUS REPORT — FULLERTON CAMPUS

pre-qualified general contractors on October 16. All bid proposals are anticipated to be received via electronic portal on December 17. Two pre-bid job walks were completed on October 29 and November 12 with the construction management team, Kitchell, and representatives of the pre-qualified general contractor firms interested in bidding on this project.

- The bid review process is targeted to last until February 2025, when the most responsible, responsive, and lowest cost bidder will be awarded the contract following California Community Colleges Chancellor's Office (CCCCO) approval.
- The District confirmed with CCCCCO that the estimated project bidding schedule and construction start are acceptable for implementation, ensuring state funding availability for this project.

Wilshire Chiller Plant Relocation

September

- The unified utility relocation design, inclusive of all reroute plans for the telecommunications, electrical utilities and associated structures, was completed by the Design Team. The comprehensive design was under review by general contractor, PPC, for pricing and scheduling impacts. A response by PPC was anticipated to be received by the construction management team in the third week of September. Meanwhile, the eight-inch plumbing utility pipe underwent exploration and hazardous materials abatement; it was found to be an abandoned condenser line and negative for hazardous materials. Demolition was completed by the end of August and is no longer in conflict with the building footprint.
- Academic Computing Technologies (ACT) requested additional data scope for a building distribution frame (BDF), wireless access point, fire alarm, and Voice over Internet Protocol (VoIP) phone that are being incorporated into the current scope of work. VectorUSA anticipated utilizing the existing BDF at the adjacent Building 2100 for cost savings to the project. VectorUSA was in the process of drafting a proposal to be provided to the construction management team.
- Crews worked on extending the underground utilities at Lemon Street and Chapman Avenue. The contractor worked on securing permits from the City of Fullerton. The project underwent plan-check review on August 16. The City provided comments that were addressed by the Design Team; upon completion, the revised submittal was sent to the City of Fullerton where it remained under review for the coming weeks. Demolition in preparation of the new sewer line will be completed upon receiving permit approval from the City. Work under the street will



Wilshire Chiller Plant Relocation—Construction Activities

PROJECT STATUS REPORT — FULLERTON CAMPUS

commence using associated traffic and pedestrian management protocols once the permits are finalized.

- Southern California Edison (SCE) previously conducted a site walk to assess existing conditions and the new design for the incoming SCE equipment. The design is anticipated to be completed in approximately 12 weeks from application acceptance. A design coordination meeting was scheduled with SCE on September 11.

October

- PPC provided the estimated cost and schedule impact for the relocation of the unforeseen conditions that were previously identified during digging activities earlier in the year. The construction management and Design Teams reviewed the scope of work to ensure no overlap in the scope of work and responsibilities. Project estimator, O'Connor Construction Management, Inc., (OCMI), finished its review of the cost estimates received from general contractor, PPC, and their subcontractors; OCMI provided the Campus Project Team with a report summarizing a comparison to the expected cost for projects in the surrounding areas in mid-October. Negotiations have started with PPC and VectorUSA to reconcile the pricing. This process is anticipated to be completed by the end of October. The fence line was expanded to allow for trenching activities as part of the relocation plan.
- Utility excavation work for the sewer line was conducted in late September in preparation for the upcoming connection between the project site and Lemon Street. The final connection was pending the completion of two events, including coordination efforts for the removal of a canopy located within the line of the remaining excavation work, and securing permitting approval from the City of Fullerton. On the latter portion, responses to backcheck comments and revised drawings have been submitted to the City for final review and approval. Final permitting approval is anticipated to be received by the end of October.

November

- Negotiations for the cost of relocating existing utilities have concluded with PPC and subcontractors JSB, KDC, and VectorUSA, among others. The final cost for the relocation of unforeseen utilities was presented as Change Order No. 1 to the Board of Trustees on November 12 and approved.
- Construction activities pertaining to Change Order No. 1 began on November 18, starting with the revised fencing and demolition for unforeseen underground conditions. Crews are anticipated to begin excavation of trenches in the coming weeks.
- Coordination meetings have started with Campus Academic Computing and Technology (ACT) and PPC to procure and install IT and AV components in the building.

New Welcome Center & Lot C West

September – November

- There are no updates available for this reporting period.



PROJECT STATUS REPORT — FULLERTON CAMPUS

Athletic Field Improvements

September — October

- Fullerton Leadership met with planning architect, Westberg White, to address cost saving measures on the available scope of work options. The latest design criteria received from Westberg White was reviewed by Campus Leadership.

November

- Campus architect, Westberg White, has concluded an initial design study, taking into account the needs of the Building User Groups (BUG) and campus leadership. A meeting to discuss the next steps in the design of this facility and associated buildings is anticipated for mid-November 2024.



AERIAL VIEW — ANAHEIM CAMPUS PROJECTS

1830 W. ROMNEYA DR., ANAHEIM, CA 92801



Exterior Green Community Space
Enhancement
[Planning]



Outdoor Patio Remodel
[Construction]



Anaheim Tower First Floor
Life/Safety Renovation
[Construction]

► Develop Interior and Exterior Signage
[Implementation]

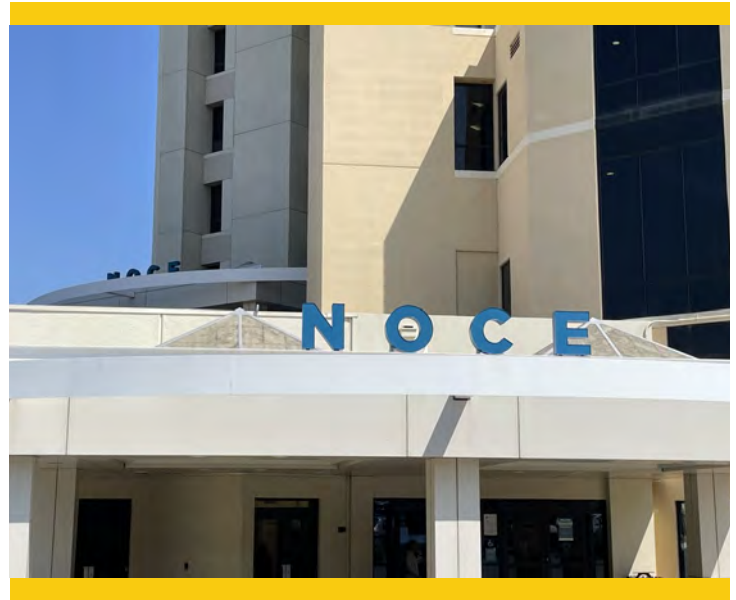


PROJECT STATUS REPORT — ANAHEIM CAMPUS

DEVELOP INTERIOR AND EXTERIOR SIGNAGE

IMPLEMENTATION

Project Manager	Richard Williams District Director Facilities, Planning, and Construction
Architect of Record	Westberg White
Specialty Contractor	KYA Group Inc.
Project Delivery Method	Design-Bid-Build
Project Square Footage	N/A
DSA Application A#	04-121174, 04-121175



Project Overview

New exterior signage will be installed to update the existing marquee signage located off Romneya Drive. NOCE signage will be added above the canopy at the Tower’s main entrance points, and placed on the north facing wall. On the interior, directory and directional signage are planned to be updated next to elevators at each floor.

- Total Project Budget\$1,146,431
- Funding SourceMeasure J & Local
 - Measure J\$1,087,431
 - Local\$59,000
- Project Gross Square Footage.....N/A
- Construction StartAugust 2023
- Targeted Construction CompletionMarch 2025



PROJECT STATUS REPORT — ANAHEIM CAMPUS

ANAHEIM TOWER FIRST FLOOR LIFE/SAFETY RENOVATION CONSTRUCTION

Project Manager	Matt Pirayeh Senior Project Manager
Architect of Record	SVA Architects, Inc.
General Contractor	PCL Construction
Project Delivery Method	Design-Bid-Build
Project Square Footage	61,952 ASF
DSA Application A#	04-120973



Project Overview

The Anaheim Tower First Floor Life/Safety Renovation project will include renovations to improve the building’s durability by mitigating water intrusion issues. Also planned are enhancements to the parking areas and an accessible path of travel to the main Tower.

- Total Project Budget\$10,266,629
- Funding SourceMeasure J, State & RDA
 - Measure J\$2,560,440
 - State\$7,059,000
 - RDA.....\$647,189
- Construction Start.....February 2024
- Targeted Construction CompletionDecember 2024



PROJECT STATUS REPORT — ANAHEIM CAMPUS

OUTDOOR PATIO REMODEL CONSTRUCTION

Project Manager	Richard Williams District Director Facilities, Planning, and Construction
Architect of Record	PBK Architects
General Contractor	All-American Building Services, Inc.
Project Delivery	Design-Bid-Build
Project Square Footage	2,000 SF
DSA Application A#	TBD



Project Overview

Updates are scheduled to the existing outdoor patio on the Tower’s south end where students, faculty, and staff may congregate and hold events.

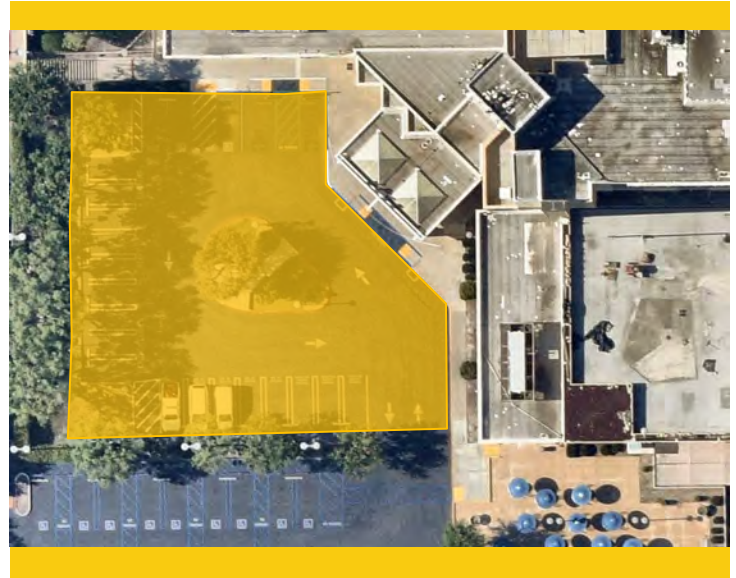
- Total Project Budget\$1,382,500
- Funding SourceMeasure J
 - Measure J\$1,382,500
- Estimated Construction Start.....November 2024
- Targeted Construction CompletionJune 2025



PROJECT STATUS REPORT — ANAHEIM CAMPUS

EXTERIOR GREEN COMMUNITY SPACE ENHANCEMENT PLANNING

Project Manager	Richard Williams
	District Director Facilities, Planning, and Construction
Architect of Record	PBK Architects
General Contractor	TBD
Project Delivery Method	TBD
Project Square	22,000 SF
DSA Application A#	TBD



Project Overview

This greenspace will foster social gatherings in a grand quad with amphitheater seating for special events like commencement. Americans with Disabilities Act (ADA) improvements are included in the project scope of work for accessibility of all users.

- Total Project Budget\$4,838,537
- Funding SourceMeasure J & Local
 - Measure J\$1,839,00
 - Local Funds.....\$2,999,537
- Estimated Construction Start.....TBD
- Targeted Construction CompletionTBD



PROJECT STATUS REPORT — ANAHEIM CAMPUS

UPDATE/IMPROVE INFRASTRUCTURE

COMPLETED

Address	1830 W. Romneya Dr.	Total Project Budget	\$1,766,540 (Measure J)
	Anaheim, CA 92801	Total Budget Allocated	\$1,541,602 (Measure J)
Number of Projects	3	Funding Source	Measure J & Capital Outlay

General Overview

The projects will address infrastructure improvements or upgrades throughout the Campus. Funds are allocated to projects as needs are identified.



PROJECT STATUS REPORT — ANAHEIM CAMPUS

Develop Interior and Exterior Signage

September

- Construction Change Directive (CCD) 2 to change the connection details for the north wall signage was approved by DSA in August. The Architect of Record issued Bulletin No. 1 regarding the discrepancy in color of the NOCE letters on the canopy.
- The Campus Project Team met with District Counsel on contractor responsibility for the front wall signage facing Romneya Drive in which it was determined there was no responsibility by the contractor. The contractor estimated the signage to cost approximately \$140K. The Design Team provided an assessment with additional cost estimates to confirm the price.



Develop Interior/Exterior Signage —

Design Rendering of the Future Marquee Signage

October

- Responses to Requests for Information (RFIs) took place for the previously approved Construction Change Directives (CCDs) in August. Two change orders amounting to approximately \$73K and \$150K, respectively, for the marquee signage on Romneya Drive and the panels on the large metal signage were reviewed with the Architect of Record.
- The Campus Project Team reviewed two options for the metal panels on the large signage that involved either directly contracting with a metal fabricator, or informally bidding the scope of work. Initial negotiations were underway with fabricator, Courtney, Inc., for the metal panels on the large NOCE signage facing Romneya Drive.
- The Campus Project Team met with NOCE leadership to revisit the interior signage scope of work in the coming weeks.

November

- The Campus Project Team held additional pricing review meetings with KYA Group to discuss costs related to the components of the large signage that will be installed on the building's façade facing Romneya Drive. The Campus Project Team moved forward with KYA Group after coming to an agreement on the material pricing for this portion of the scope of work.
- Demolition for the existing marquee signage and foundation footing excavation are anticipated to begin in January 2025.



PROJECT STATUS REPORT — ANAHEIM CAMPUS



**Anaheim Tower First Floor Life/Safety Renovation—
Construction Activities**

Anaheim Tower First Floor Life/Safety Renovation

September

- Lightweight concrete was poured on the parking deck. Upon completion, waterproofing was then completed on the south, north, and east sides. The ramp was finished later on as it served as a point of site deliveries and logistics. A protection board was placed over the waterproofing layer by the end of September.

- The four former planters in each corner of the parking deck have been framed. Crews began installing metal decking and roofing over the former planters in the second week of September. The same activities will be repeated over the previously framed perimeter planters.

- Crews removed the damaged waterproofing in the first section of the retaining wall on the west side that formed the wall to the classrooms on the interior of the building of the tower. New waterproofing was then installed and the area was backfilled.
- On the interior, all water-damaged drywall was removed and replaced with new drywall throughout the first floor. All mechanical, electrical, and plumbing (MEP) is completed for the all-gender restroom. Wall framing and drywall were underway.

October

- Waterproofing and backfilling at the first and second areas of the west elevation retaining wall were completed. Crews addressed waterproofing in the final area in mid-October, followed by backfilling activities in the fourth week of the month.
- Concrete was poured for the sidewalks and perimeter planters around the tower on the parking deck.
- Asphalt activities took place over two weekends on September 26-27 and October 4-5 to best manage the parking deck's weight limitations. The asphalt was delivered to a staging location and dropped off on the deck using lighter equipment. Crews then paved the surface. Following a curing period, the



**Anaheim Tower First Floor Life/Safety Renovation—
Construction Activities**



PROJECT STATUS REPORT — ANAHEIM CAMPUS

finished surface will be sealed, traffic coats will be applied, parking stalls will be striped, and directional signage will be installed.

- Crews have placed metal decking for the former flower beds along the four corners and perimeter of the parking deck. Roofing placement activities are anticipated to take place between early and mid-October.
- On the interior, the classrooms, offices, and print shop have been repaired and were painted in the third week of September.
- Framing, underground, inwall and mechanical, electrical, and plumbing (MEP) are completed for the all-gender restroom. The drywall installation and finishes were completed. Tiling and painting were underway. Crews addressed the remaining work in the men's and women's restrooms involving patchwork for the Americans with Disabilities Act (ADA)-accessible stalls by late October.
- Contractor demobilization activities will be underway in early November. The Design and Owner Teams will perform a site walk to develop the punch-list. Final inspections and substantial completion are anticipated by the end of November.



**Anaheim Tower First Floor Life/Safety Renovation:
Construction Activities**

November

- The project is progressing into the final months, and several key tasks are nearing completion. The storm drain placement and electrical work related to the new drainage pump on the west side retaining wall excavation were completed in October. Once the soil backfill is completed, landscape irrigation work will be completed in early November. Expansion joints and truncated domes are scheduled for installation in the first week of the month. Seal coating and striping was addressed on the second weekend of November. Roofing work on the perimeter planters continued until the second week of the month. The guardrail installation around the perimeter of the parking deck has been completed.
- The modular buildings for the general contractor and inspector of record have been removed from the project site. Drywall patching is being done inside the building due to the replacement of water drinking fountains. Bathroom accessories were installed in early November, and tile installation is expected to be delivered in late November for placement. Punch-list walks for exterior spaces and bathrooms took place on November 14. Repairs related to the first interior punch-list walk in early October were addressed and are ready for a second visit to confirm completion. The close-out submittal process for manuals, warranties, and as-built drawings is underway.



PROJECT STATUS REPORT — ANAHEIM CAMPUS

Outdoor Patio Remodel

September

- The Campus Project Team received nine bid proposals from interested general contractor firms by the August 29 deadline. The proposals were reviewed for the selection of the most responsible, responsive, and lowest cost bidder. Upon selection, a Board Agenda Item (BAI) for the selected firm was presented to the Board of Trustees at the second meeting in September.

October

- Following the selection of and approval by the Board of Trustees of All-American Building Services, Inc., as the most responsible, responsive, and lowest cost general contractor, District Purchasing executed the contract, securing the insurance certificate, and bonding. A Notice to Proceed was issued in early October to the general contractor for the start of construction on November 4. Mobilization activities will follow that, starting with the placement of site perimeter fencing and the contractor trailer in the staging area



Outdoor Patio Remodel: Construction Activities

in the south parking lot.

November

- After awarding the contract to All American Building Services Inc., a project kick-off meeting was held on October 28 with all stakeholders present. Ongoing discussions are focused on procuring materials with long lead times and considering potential substitutions to accommodate the project's timeline.
- General contractor mobilization began on November 4. Following that, crews conducted site demolition. Excavation for the foundation footings is anticipated to begin in late November.



Outdoor Patio Remodel: Construction Activities



PROJECT STATUS REPORT — ANAHEIM CAMPUS

Exterior Green Community Space Enhancement

September

- As this project scope of work will be completed in combination with the existing Americans with Disabilities Act (ADA) Transition Plan project, architectural firm, PBK Architects, was invited to extend its services to encompass the Exterior Green Community Space Enhancement. The District presented a Board Agenda Item to the Board of Trustees for consideration prior to issuing an amendment to the existing architectural contract.

October

- Following the approval from the Board of Trustees at the September 24 meeting, the Campus Project Team coordinated with PBK Architects to meet with the Campus Project Team to set the design expectations for this space.

November

- Initial space programming meetings are taking place with the Campus Project Teams and Building User Group (BUG) to kick-start the design process. This follows the selection of PBK Architects to expand the previous ADA-only scope of work to include the redesign of the entranceway to the campus on the first floor level.



COMPLETED PROJECTS

- CYPRESS CAMPUS
- FULLERTON CAMPUS
- NOCE—ANAHEIM CAMPUS & DISTRICT OFFICES



COMPLETED PROJECTS

Cypress Campus

Project Name	Funding Sources	Final Project Cost	Completion Date	Completion Picture
Swing Space Projects - Gym II Improvements	Measure J	\$124,683	July 2018	
Swing Space Projects - Parking Lot 5 Realignment	Measure J	\$2,001,369	September 2018	
Mass Communications & Security Systems Upgrade: Safety Film	Measure J	\$145,772	January 2019	
Mass Communications & Security Systems Upgrade: Door Replacement	Measure J	\$50,898	January 2019	
Update / Improve Infrastructure: Central Plant Upgrades	Measure J	\$58,768	October 2020	
Baseball Field Improvements	Measure J Local	\$1,920,904 \$159,467	May 2021	
New Science, Engineering, and Mathematics Building	Measure J Local Federal Schedule Maint.	\$92,095,385 \$3,000,000 \$791,352 \$49,281	September 2021	



COMPLETED PROJECTS

Cypress Campus (continued)

Project Name	Funding Sources	Final Project Cost	Completion Date	Completion Picture
Update / Improve Infrastructure (New SEM)	Measure J	\$2,805,131	September 2021	
Update / Improve Infrastructure (IT-New SEM)	Measure J	\$645,883	September 2021	
Mass Communications & Security Systems Upgrade (New SEM)	Measure J	\$389,367	September 2021	
New Veterans' Resource Center / Student Activities Center Expansion	Measure J Local	\$12,071,766 \$89,764	July 2021	
Update / Improve Infrastructure (VRC/SAC)	Measure J	\$1,077,912	July 2021	
Update / Improve Infrastructure (IT-VRC/SAC)	Measure J	\$181,761	July 2021	
Mass Communications & Security Systems Upgrade (VRC/SAC)	Measure J	\$60,938	July 2021	



COMPLETED PROJECTS

Cypress Campus (continued)

Project Name	Funding Sources	Final Project Cost	Completion Date	Completion Picture
Veterans' Memorial Bridge, Plaza, and Tribute Garden	Local	\$1,365,397	July 2021	
Pond Refurbishment	Local	\$623,873	July 2021	
Swing Space - Fine Arts (OLD SEM)	Measure J	\$3,748,140	June 2023	
LLRC Secondary Data Center-Phase II	Measure J	\$473,716	August 2023	
Campus-Wide Security Systems Update (Phase I)	Measure J	\$313,541	August 2023	
Update/Improve Infrastructure (IT)	Measure J Local	\$3,421,310 \$3,780,256	May 2024	



COMPLETED PROJECTS

Fullerton Campus

Project Name	Funding Sources	Final Project Cost	Completion Date	Completion Picture
Update and Improve Infrastructure / Buildings 300 -500 Sewer Line	Measure J Scheduled Maint.	\$444,702 \$85,559	July 2020	
Greenhouse Replacement	Measure J Local	\$398,664 \$989,272	August 2021	
Central Plant Replacement & Expansion	Measure J	\$9,004,296	September 2021	
New Instructional Building	Measure J Local	\$50,139,383 \$828,489	March 2022	
Update/Improve Infrastructure (IT-New Instructional Building)	Measure J	\$278,982	March 2022	
Swing Space - New M&O	Measure J	\$150,000	November 2023	
Update/Improve Infrastructure (IT)	Measure J Local	\$7,571,018 \$4,308,585	May 2024	



COMPLETED PROJECTS

NOCE—Anaheim Campus & District Offices

Project Name	Funding Sources	Final Project Cost	Completion Date	Completion Picture
5th Floor CTE Laboratory and 2nd Floor Room 215	Measure J	\$640,736	September 2018	
7th and 10th Floors Buildout	Measure J Measure X	\$915,972 \$4,285,592	June 2019	
Secondary MDF Room	Measure J	\$97,250	March 2021	
Swing Space – Interim Housing	Measure J Local	\$1,600,000 \$1,931,335	December 2023	
Update/Improve Infrastructure Swing Space — Interim Housing	Measure J	\$669,290	November 2023	
Update/Improve Infrastructure (IT)	Measure J Local	\$775,062 \$4,896,073	November 2023	
Update/Improve Infrastructure (IT) - AEBG & AZ	Local	\$199,706	May 2024	
Swing Space—Hotel, Restaurant, and Culinary Arts	Measure J Local	\$2,500,000 \$1,300,000	July 2024	



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
As of October 30, 2024**

Bond Authorization:

Bond Authorization	574,000,000	100.00%
Bonds Sold - Series A + B + C	400,000,000	69.69%
Available Principal Amount of Bonds	174,000,000	30.31%

Bond Funding Sources (Budget):

		Actual Received	Remaining Balance
Bond Authorization	574,000,000	400,000,000	174,000,000
Estimated Interest Earnings*	26,800,000	25,370,240	1,429,760
Total Estimated:	600,800,000	425,370,240	175,429,760
Less Cost of Interest	800,000	573,029	226,971
Total Available for allocation:	600,000,000	424,797,211	175,202,789

Cost Status:

Campus	Total Budget	%	Actual Expenses to Date	Remaining Balance
Anaheim Campus	23,377,800	3.89%	7,258,974	16,118,826
Cypress Campus	231,451,200	38.58%	128,319,127	103,132,074
Fullerton Campus	321,126,400	53.52%	88,595,608	232,530,792
District Expenses				
• Program Management	20,000,000	3.33%	10,878,164	9,121,836
• Bond Issuance Cost	3,544,600	0.59%	2,048,689	1,495,911
• Holding Account	500,000	0.08%	-	500,000
Totals	600,000,000	100.00%	237,100,562	362,899,438

* Estimated Interest Earnings amount is increased to total \$26.8M



ESTIMATED PROJECT BUDGETS

CYPRESS CAMPUS

CURRENT PROJECTS

PROJECT BUDGET/VARIANCE REPORT— CYPRESS

CURRENT PROJECTS	Measure J Budget JUL FY 2024-25	Measure J Budget OCT FY 2024-25	Variance	Measure J Expenses Thru OCT 2024	Balance
Fine Arts Building Renovation	\$ 56,400,871	\$ 56,400,871	\$ -	\$ 5,811,006	\$ 50,589,865
Softball Field Renovations	\$ 4,000,000	\$ 4,000,000	\$ -	\$ 55,995	\$ 3,944,005
Update/improve Infrastructure	\$ 5,162,876	\$ 5,162,876	\$ -	\$ -	\$ 5,162,876
LLRC Exterior Patio	\$ - 5	\$ 1,287,000	\$ 1,287,000	\$ -	\$ 1,287,000
Central Plant Upgrade	\$ 4,000,000	\$ 4,000,000	\$ -	\$ -	\$ 4,000,000
Mass Communications & Security Systems Upgrade	\$ 1,942,628	\$ 1,942,628	\$ -	\$ -	\$ 1,942,628
Pool Restoration and Upgrade	\$ 3,909,470 3	\$ 5,500,000	\$ 1,590,530	\$ -	\$ 5,500,000
Health Sciences Tech Ed III Renovation	\$ 26,126,990 1	\$ 26,126,990	\$ -	\$ -	\$ 26,126,990
EV SCE Charging Stations	\$ 492,000	\$ 492,000	\$ -	\$ 336,969	\$ 155,031
Planning (Non-Project Specific)	\$ 3,632,655 2.5	\$ 4,875,125	\$ 1,242,470	\$ 535,290	\$ 4,339,835
COMPLETED PROJECTS					
Library-Learning Resource Center Expansion	\$ 2,590,000 4	\$ -	\$ (2,590,000)	\$ -	\$ -
Swing Space Fine Arts (Old SEM)	\$ 3,748,140	\$ 3,748,140	\$ -	\$ 3,748,140	\$ -
Update/Improve Infrastructure (IT)	\$ 3,421,310	\$ 3,421,310	\$ -	\$ 3,421,310	\$ -
New Science, Engineering, and Mathematics Building	\$ 92,095,385	\$ 92,095,385	\$ -	\$ 92,011,542	\$ 83,843
Update/Improve Infrastructure (New SEM)	\$ 2,805,131	\$ 2,805,131	\$ -	\$ 2,805,131	\$ -
Mass Communications & Security Systems Upgrade (New SEM)	\$ 389,367	\$ 389,367	\$ -	\$ 389,367	\$ -
Update/Improve Infrastructure (IT - New SEM)	\$ 645,883	\$ 645,883	\$ -	\$ 645,883	\$ -
New Veterans' Resource Center & Student Activities Center Expansion	\$ 12,071,766	\$ 12,071,766	\$ -	\$ 12,071,766	\$ -
Update/Improve Infrastructure (VRC/SAC)	\$ 1,077,912	\$ 1,077,912	\$ -	\$ 1,077,912	\$ -
Mass Communications & Security Systems Upgrade (VRC/SAC)	\$ 60,938	\$ 60,938	\$ -	\$ 60,938	\$ -
Update/Improve Infrastructure (IT - VRC/SAC)	\$ 181,761	\$ 181,761	\$ -	\$ 181,761	\$ -
Baseball Field Improvements	\$ 1,920,904	\$ 1,920,904	\$ -	\$ 1,920,904	\$ -
Update/Improve Infrastructure (Central Plant Enhancements)	\$ 58,768	\$ 58,768	\$ -	\$ 58,768	\$ -
Swing Space - Parking Lot 5 Expansion	\$ 2,001,369	\$ 2,001,369	\$ -	\$ 2,001,369	\$ -
Swing Space - Gym II Renovation	\$ 124,683	\$ 124,683	\$ -	\$ 124,683	\$ -
Swing Space - Old SEM (Roofing)	\$ 76,467	\$ 76,467	\$ -	\$ 76,467	\$ -
Mass Communications & Security Systems Upgrade (Safety Film)	\$ 145,772	\$ 145,772	\$ -	\$ 145,772	\$ -
Mass Communications & Security Systems Upgrade (Door Replacement)	\$ 50,898	\$ 50,898	\$ -	\$ 50,898	\$ -
LLRC Secondary Data Center - Phase II	\$ 473,716	\$ 473,716	\$ -	\$ 473,716	\$ -
Campus-Wide Security Systems Upgrade (Phase 1)	\$ 313,541	\$ 313,541	\$ -	\$ 313,541	\$ -
SUBTOTAL	\$ 229,921,200	\$ 231,451,200	\$ 1,530,000	\$ 128,319,127	\$ 103,132,073

- Budget Transfer Request 2025-051R1 CC project name change from Tech I/Tech III CTE Complex to Health Sciences Tech Ed III Renovations. No change to Project Budget.
- Budget Transfer Request 2025-052 CC MJ Interest Earned from Holding Account District to CC Planning (Non-Project Specific).
- Budget Transfer Request 2025-054R1 CC MJ Interest Earned from CC Planning (Non-Project Specific) to Pool Restoration & Upgrade.
- Budget Transfer Request 2025-053R1 CC MJ from Library-Learning Resource Center Expansion (LLRCE) to CC Planning (Non-Project Specific).
- Budget Transfer Request 2025-055 CC MJ from CC Planning (Non-Project Specific) to New LLRC Exterior Patio. New LLRC Exterior Patio Project has been created.



ENCUMBRANCES OVER \$10,000

CYPRESS CAMPUS - New Encumbrances (Aug. 2024 - Nov. 2024)

Project	Vendor	Purchase Order No.	Purchase Order Amount	Scope of Work
Electrical Vehicles (EV) SCE Charging Stations—Lot 4	EV Test Solutions	P0169762	\$16,875.00	Calibration of Charge-ports
Fine Arts Building Renovation	Inland Building Construction Companies	P0164711	\$78,545.00	CO for Increased Scope of Work
Campus-wide	Cumming Management Group, Inc.	P0170594	\$300,000.00	FF&E Coordinator



ESTIMATED PROJECT BUDGETS

FULLERTON CAMPUS

CURRENT PROJECTS

PROJECT BUDGET/VARIANCE REPORT—FULLERTON

CURRENT PROJECTS	Measure J Budget JUL FY 2024-25	Measure J Budget OCT FY 2024-25	Variance	Measure J Expenses Thru OCT 2024	Balance
Renovate Building 300	\$ 22,982,000	\$ 22,982,000	\$ -	\$ 3,514,459	\$ 19,467,541
New M&O Building	\$ 6,399,604	\$ 6,399,604	\$ -	\$ 1,519,950	\$ 4,879,654
Chapman / Newell Instructional Building	\$ 28,302,917	\$ 28,302,917	\$ -	\$ 12,944,107	\$ 15,358,811
New Performing Arts Complex—Demolish Buildings 1100 and 1300	\$ 78,884,034	\$ 78,884,034	\$ -	\$ 2,276,024	\$ 76,608,010
Wilshire Chiller Plant Relocation	\$ 13,645,248	\$ 13,645,248	\$ -	\$ 3,242,219	\$ 10,403,029
Athletic Field Improvements	\$ 7,000,000	\$ 7,000,000	\$ -	\$ -	\$ 7,000,000
New Welcome Center & Lot C West	\$ 39,000,000	\$ 39,000,000	\$ -	\$ -	\$ 39,000,000
New Horticulture/Lab School/STEM Lab	\$ 25,167,636	\$ 25,167,636	\$ -	\$ -	\$ 25,167,636
Update/Improve Infrastructure	\$ 15,751,618	\$ 15,751,618	\$ -	\$ -	\$ 15,751,618
Update/Improve Infrastructure (SS - New M&O)	\$ 150,000 ²	\$ 150,000	\$ -	\$ 114,906	\$ 35,094
New Parking Structure	\$ 11,219,260	\$ 11,219,260	\$ -	\$ -	\$ 11,219,260
Planning Non-Project Specific	\$ 1,287,038 ¹	\$ 4,787,038	\$ 3,500,000	\$ 361,172	\$ 4,425,866
COMPLETED PROJECTS					
Update/Improve Infrastructure (IT)	\$ 7,571,018	\$ 7,571,018	\$ -	\$ 4,356,745	\$ 3,214,273
New Instructional Building	\$ 50,139,383	\$ 50,139,383	\$ -	\$ 50,139,383	\$ -
Central Plant Replacement & Expansion	\$ 9,004,296	\$ 9,004,296	\$ -	\$ 9,004,296	\$ -
Greenhouse Replacement	\$ 398,664	\$ 398,664	\$ -	\$ 398,664	\$ -
Update/Improve Infrastructure (IT - Instructional Bldg.)	\$ 278,982	\$ 278,982	\$ -	\$ 278,982	\$ -
Update/Improve Infrastructure (Bldg. 300-500 Sewer Line)	\$ 444,702	\$ 444,702	\$ -	\$ 444,702	\$ -
SUBTOTAL	\$ 317,626,400	\$ 321,126,400	\$ 3,500,000	\$ 88,595,608	\$ 232,530,792

1. Budget Transfer Request 2025-048 CC MJ Interest Earned from Holding Account District to FC Planning (Non-Project Specific).

2. Budget Transfer Request 2025-049 CC MJ name change from Swing Space-New M&O to Update/Improve Infrastructure (SS - New M&O).



ENCUMBRANCES OVER \$10,000

FULLERTON CAMPUS - New Encumbrances (Aug. 2024 - Nov. 2024)

Project	Vendor	Purchase Order No.	Purchase Order Amount	Scope of Work
Chapman / Newell Instructional Building	California Department of Tax and Fee Administration	P0169019	\$10,342.50	Additional Hazmat, Waste, and Handling Fees
Chapman / Newell Instructional Building	Controlled Key Systems	P0169437	\$27,730.78	FF&E Services
Chapman / Newell Instructional Building	Twining Consulting	P0162647	\$58,104.00	Additional Lab of Record and Inspector Services
Chapman / Newell Instructional Building	Haworth Inc. c/o Unisource Solutions	PO170603	\$56,948.57	FF&E Services
Chapman / Newell Instructional Building	McMurray Stern Inc.	P0170717	\$34,433.41	Shelving
New M&O Building	Controlled Key Systems	P0169440	\$16,776.06	Building Access Control
New M&O Building	Twining Consulting	P0160831	\$47,714.4	Additional Lab of Record and Inspector Services
New M&O Building	Haworth Inc. c/o Unisource Solutions	PO170492	\$19,275.68	FF&E Services
New M&O Building	Corporate Business Interiors Inc.	P0170619	\$37,869.74	Work Surface and Assembly
New Performing Arts Complex	California Community Colleges—Bd of Gov.	P0169439	\$126,000.00	Project Construction Document Review Fees
Wilshire Chiller Plant Relocation	VectorUSA	P0170718	\$32,946.85	Fiber Cabling



ESTIMATED PROJECT BUDGETS

ANAHEIM CAMPUS

CURRENT PROJECTS

PROJECT BUDGET/VARIANCE REPORT—ANAHEIM

CURRENT PROJECTS	Measure J Budget JUL FY 2024-25	Measure J Budget OCT FY 2024-25	Variance	Measure J Expenses Thru OCT 2024	Balance
Swing Space Hotel, Restaurant, and Culinary Arts	\$ 2,500,000	\$ 2,500,000	\$ -	\$ 1,839,398	\$ 660,602
Anaheim Campus Tower First Floor Life/Safety Renovation	\$ 2,560,440	\$ 2,560,440	\$ -	\$ 789,406	\$ 1,771,034
Develop Interior and Exterior Signage	\$ 1,087,431	\$ 1,087,431	\$ -	\$ 225,989	\$ 861,442
Restore East Parking Lot	\$ 1,622,560	\$ 1,622,560	\$ -	\$ -	\$ 1,622,560
Exterior Green Community Space Enhancement	\$ 1,569,000 ²	\$ 1,839,000	\$ 270,000	\$ -	\$ 1,839,000
2nd Floor Lobby Remodel	\$ 813,000	\$ 813,000	\$ -	\$ -	\$ 813,000
Upper Deck Enhancements	\$ 309,901	\$ 309,901	\$ -	\$ -	\$ 309,901
1st. Floor Remodel Student Center and Classrooms	\$ 2,352,720	\$ 2,352,720	\$ -	\$ -	\$ 2,352,720
Pedestrian and Vehicular Traffic Flow	\$ 2,329,000	\$ 2,329,000	\$ -	\$ -	\$ 2,329,000
4th Floor Improvements	\$ 218,000	\$ 218,000	\$ -	\$ -	\$ 218,000
Outdoor Patio Remodel	\$ 1,382,500	\$ 1,382,500	\$ -	\$ 26,735	\$ 1,355,765
Update/Improve Infrastructure	\$ 224,938	\$ 224,938	\$ -	\$ -	\$ 224,938
Planning Non-Project Specific	\$ 1,440,000 ^{1,2}	\$ 1,440,000	\$ -	\$ 16,315	\$ 1,423,685
COMPLETED PROJECTS					
Update/Improve Infrastructure (IT)	\$ 775,062	\$ 775,062	\$ -	\$ 775,062	\$ -
Update/Improve Infrastructure (Swing Space-IH)	\$ 669,290	\$ 669,290	\$ -	\$ 669,290	\$ -
Swing Space Projects / Interim Housing	\$ 1,600,000	\$ 1,600,000	\$ -	\$ 1,262,822	\$ 337,178
Update/Improve Infrastructure (Secondary MDF)	\$ 97,250	\$ 97,250	\$ -	\$ 97,250	\$ -
7th and 10th Floors Buildout	\$ 915,972	\$ 915,972	\$ -	\$ 915,972	\$ -
5th Floor CTE & 2nd Floor Room 215	\$ 640,736	\$ 640,736	\$ -	\$ 640,736	\$ -
SUBTOTAL	\$ 23,107,800	\$ 23,377,800	\$ 270,000	\$ 7,258,974	\$ 16,118,826

1. Budget Transfer Request 2025-050 CC MJ Interest Earned from Holding Account District to AC Planning (Non-Project Specific).

2. Budget Transfer Request 2025-051 CC MJ Interest Earned from AC Planning (Non-Project Specific) to Exterior Green Community Space Enhancement.



ENCUMBRANCES OVER \$10,000

ANAHEIM CAMPUS - New Encumbrances (Aug. 2024 - Nov. 2024)

Project	Vendor	Purchase Order No.	Purchase Order Amount	Scope of Work
Outdoor Patio Remodel	Vital Inspection Services	P0168953	\$36,960	IOR Services
Outdoor Patio Remodel	All-American Building Services	P0170107	\$879,000	General Contractor Services
Exterior Green Community Space Enhancement	PBK Architects	P0146092	\$123,839.69	Amendment for Design Services



ESTIMATED PROJECT BUDGETS

DISTRICT

PROJECT BUDGET/VARIANCE REPORT—DISTRICT

DISTRICT WIDE EXPENSE	Measure J Budget JUL FY 2024-25	Measure J Budget OCT FY 2024-25	Variance	Measure J Expenses Thru OCT 2024	Balance
Program Management Fees	\$ 20,000,000	\$ 20,000,000	\$ -	\$ 10,878,164	\$ 9,121,836
Bond Issuance Cost	\$ 3,544,600	\$ 3,544,600	\$ -	\$ 2,048,689	\$ 1,495,911
Holding Account*	\$ - ^{1,5}	\$ 500,000	\$ 500,000	\$ -	\$ 500,000
SUBTOTAL	\$ 23,544,600	\$ 24,044,600	\$ -	\$ 12,926,853	\$ 11,117,747

*Holding Account Project was moved from Anaheim to the District.

1. Budget Transfer Request 2025-001 District MJ Interest Earned to Holding Account District.
2. Budget Transfer Request 2025-052 CC MJ Interest Earned from Holding Account District to CC Planning (Non-Project Specific) with the follow up allocation to the Campuses.
3. Budget Transfer Request 2025-050 CC MJ Interest Earned from Holding Account District to AC Planning (Non-Project Specific).
4. Budget Transfer Request 2025-048 CC MJ Interest Earned from Holding Account District to FC Planning (Non-Project Specific).
5. Budget Transfer Request 2025-002 D MJ Interest Earned of \$0.5M to Holding Account District.



ACTIVE PROJECTS

90 - DAY LOOK AHEAD



NORTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT

CYPRESS - FULLERTON - ANAHEIM (NOCE)

90-DAY LOOK AHEAD SCHEDULE

(11-01-24 TO 01-31-25)



	November				December				January				Comments			
	1	8	15	22	29	5	12	19	26	31	3	10		17	24	31
GENERAL																
NOCCCD Board Meetings																Nov. 12th, 26th, and Dec. 17th, Jan. 28th (Anaheim Union HS Dist. Board
COC Meetings																Dec. 4th (In Person Meeting at Cypress College)
Bond Program Management Team Meetings																Nov. 19th, Dec. 17th, Jan. 21, 2025 (meetings held via Zoom)
PLANNING																
FULLERTON																
Athletic Field Improvements																Value Engineering Completed
DESIGN PHASE																
ANAHEIM																
Exterior Green Community Space Enhancement																
Programming & Schematic Design Revisions to Existing ADA Project																In Progress (AOR, Campus Project Team, and Building User Group Meetings)
CYPRESS																
Softball Field Renovations																
Schematic Design Revision to Align with Project Budget																Value Engineering Completed
Design Development																In Progress
DSA PHASE & AGENCY REVIEW																
FULLERTON																
Renovate Building 300																
Fiber Reinforced Polymer (FRP) Substitution & Deferred Submittal																In Progress (DSA Submittal Anticipated in December)
DSA Review																
BIDDING																
ANAHEIM																
Outdoor Patio Remodel																
Board Agenda Item for Authorization to Enter Contract with General Contractor																Completed
FULLERTON																
Athletic Field Improvements																
Requests for Proposals for AOR Selection																Upcoming
New Performing Arts Complex																
Bidding Advertisement																In Progress (Proposals Due December 17)
Job Walk																Completed
RFI Due																Upcoming Mid-November (RFIs Due November 19)
Selection Process																Upcoming
BAI for Authorization to Enter Contract with Prequalified General Contractor																Upcoming
PRE-CONSTRUCTION PHASE																
Outdoor Patio Remodel																Completed
CONSTRUCTION PHASE																
ANAHEIM																
Outdoor Patio Remodel																
Notice to Proceed with Construction to General Contractor																Completed
General Contractor Mobilization & Site Perimeter Fencing																In Progress
Site Demolition and Initial Canopy Foundation																
Anaheim Tower First Floor Life/Safety Renovation																Upcoming Upon Completion of Mobilization
Exterior Wall Waterproofing Modifications																Completed
Area 1: Leak Test, Concrete Walkway																Completed
Asphalt Striping																In Progress
Flower Bed Modifications: Sheet Metal Caps																Completed
Restroom Additions: Plumbing, frame walls, and doors																Completed
Room Repairs: Cabinetry and painting																Completed
Develop Interior and Exterior Signage																
Fabrication of Canopy Letters & Support																In Progress
Construction Marquee Foundation																In Progress
Large Wall Signage Metal Backing Pricing																In Progress
CYPRESS																
Fine Arts Building Renovation																
Underslab Utilities																In Progress (Electrical, Plumbing, and Fire Water)
Superstructure - Structural Improvements																
Steel Piles																
Fiber Reinforced Polymer (FRP)																In Progress (FRP Anchors at the Foundations, Drill Epoxy and Install Dowels)
Pile Caps - Install Rebar																In Progress
Demolition Wall Tile on Stairwell 3 / Preparation for New Tile Placement																In Progress (Scaffolding Installation)
Level 3 - Overhead Mechanical Duct Rough-in at Bathrooms & Classrooms																Upcoming In Early December



ACTIVE PROJECTS

90 - DAY LOOK AHEAD



NORTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT
CYPRESS - FULLERTON - ANAHEIM (NOCE)
90-DAY LOOK AHEAD SCHEDULE
 (11-01-24 TO 01-31-25)



	November				December				January				Comments			
	1	8	15	22	29	5	12	19	26	31	3	10		17	24	31
FULLERTON																
Renovate Building 300																
CIDH Piles																Completed
Micropiles																In Progress (Micropile Production and Driving)
Drill Holes, Openings, Place Rebar and Concrete Pour																In Progress
Close Openings for Former Utilities																Upcoming
Pile Caps																In Progress
Excavation, Rebar Placement, Pile Cap Pour, Epoxy Dowels, Slab on Grade																In Progress
Restoration of Historical Windows																In Progress (Hazardous Materials Abatement & Restoration)
Level 2 - Mechanical, Electrical, and Plumbing Overhead and In-Wall																In Progress (Install HVAC Equipment; Rough-In for Electrical, Plumbing)
Level 2 - Historic Plaster Wall Consolidation & Shotcrete for Interior Lobby Walls																Completed (Plaster stabilization applied)
New M&O Building																
Structure																
Slab on Grade - Rebar Placement																Completed
Concrete Pour - Slab on Grade																Completed
Building Enclosure																
Glass-Fiber Reinforced Concrete (GFRC) Façade Installation																In Progress (Scaffolding Assembled, GFRC Delivery)
Underground Utilities																In Progress
Interior Finishes																Upcoming
Chapman/Newell Instructional Building																
Exterior & Building Enclosure																
Window and Glazing Installation - All Levels																Complete
Interiors																
Level 1 - Ceiling Grid & Acoustic Tile																Layout In Progress in Area B
Level 1 - Paint Primer and 1st Coat																Completed
Level 1 - Door Installation																Upcoming
Level 1 - Carpet & Resilient Tile																In Progress
Level 2 - Drywall Placement & Taping																Completed
Level 2 - Ceiling Grid & Acoustic Tile																Upcoming
Level 2 - Paint Primer and 1st Coat																In Progress
Level 2 - Door Installation																In Progress
Level 2 - Carpet & Resilient Tile																Upcoming
Wilshire Chiller Plant Relocation																
Construction																
Sanitary Sewer: Demolition																In Progress
Unforeseen Conditions																Upcoming (Relocation of Site Utilities)
CLOSE-OUT PHASE																
ANAHEIM																
Anaheim Tower First Floor Life/Safety Renovation																
Punch-List / Final Inspection																In Progress (November 14)
Financial Close-Out																
CYPRESS																
Electrical Vehicles (EV) SCE Charging Stations-Lot4																
Punch-List / Final Inspection																In Progress
Financial Close-Out																In Progress

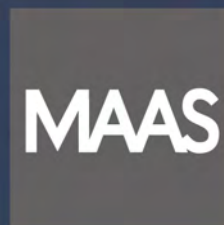


December 2024

Citizens' Oversight Committee

COCC

Measure J Bond Program



1830 W. Romneya Dr., Building B., Anaheim, CA 92801