



November 2025

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Capital Projects Report
to the

Citizens' Oversight Committee

MAAS

Date 11/19/2025

Construction Industry - Economic Pulse:

Current and Upcoming Headwinds

1. Labor Shortages and Workforce Disruptions

- Skilled Labor remains scarce, with wages for trades such as plumbing and electrical rising by **10–15%**. An aging workforce, insufficient vocational training, and a surge in demand from wildfire recovery and infrastructure projects drive this shortage.

2. Material Cost Escalation & Market Uncertainty

- Material prices in Southern California are **25–28% above pre-2020 levels**. Steel and concrete costs remain elevated due to supply chain constraints and infrastructure demand.
- Tariffs on imported goods could add **5–10%** to direct project costs, especially for lumber and steel.

3. Regulatory and Compliance Pressures

- New California Building Standards Code (Title 24) updates effective **January 2026** will require stricter energy efficiency, wildfire safety, and EV infrastructure compliance.

4. Wildfire Recovery and Infrastructure Demand

- Reconstruction after recent wildfires in Los Angeles and surrounding areas is accelerating demand for labor and materials, compounding shortages.
- Expedited review by DSA for school sites impacted by the fires
- Utilities are still working to address the backlog of projects that were disrupted by the fire response.

Q3 2025 Cash Flow Projection

Date 11/19/2025

Cash Flow Projections - Q3 2025

Series	Projected Release Timeframe	Series	Projected Release Timeframe
A (\$100M)	May 2016 α	C (\$150M)	September 2022 α
B (\$150M)	July 2020 α	D (\$174M)	August 2026 

α Denotes actual sale date  Earlier Sale Date compared to Previous Quarter  Later Sale Date compared to Previous Quarter

The upcoming release of Series D is now expected in August 2026 as opposed to July 2026, as forecasted in the second quarter of this year.

Current IPP and FPP Status

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Cypress	Fullerton	Anaheim
Fine Arts Building Renovation (FPP) Approved	New Performing Arts Complex (FPP) Approved	Anaheim Campus Tower First Floor Life/Safety Renovation (FPP) Close-Out
	Renovate Building 300 (FPP) Approved	
	STEM Vocational Center (FPP) Re-submittal Approved	
	New Welcome Center (IPP) Submitted	

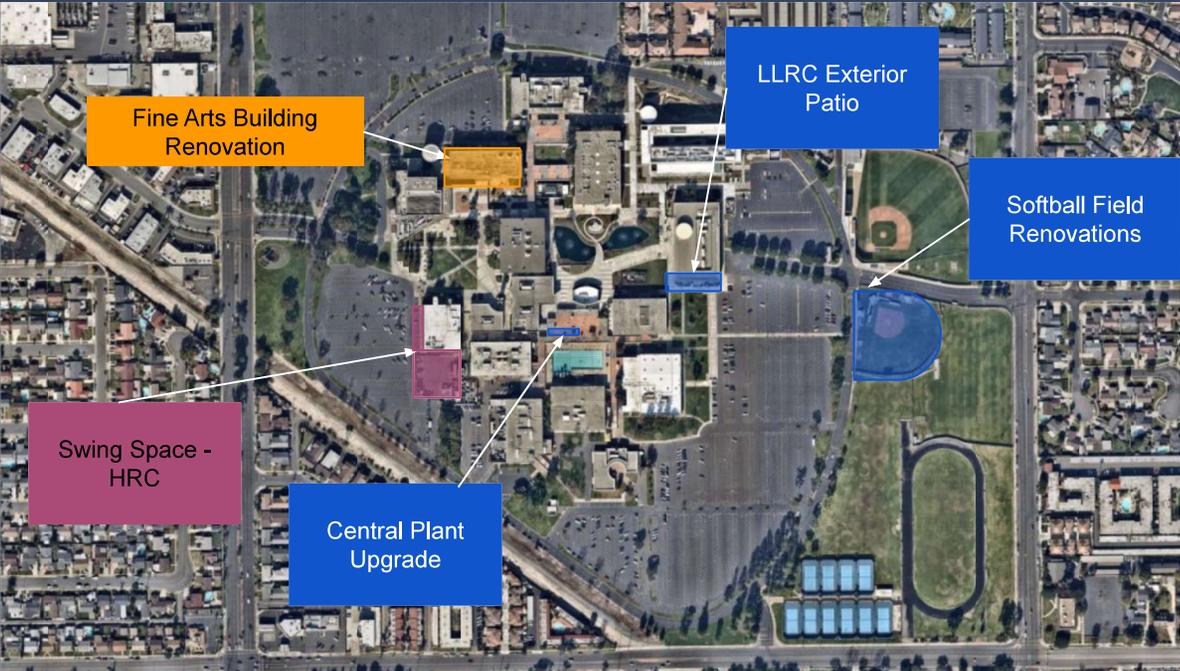
Questions

PROJECTS IN PLANNING, PROGRAMMING, DESIGN, AND CONSTRUCTION

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- Campus Site Plans
- Project Status Reports

Aerial View - Cypress Campus



Phase	
Planning	Green
Design	Blue
Bidding	Yellow
Construction / Implementation	Orange
Close-Out	Purple

Updates on campus projects - Cypress College

Fine Arts Building Renovation

Major Activities Completed:

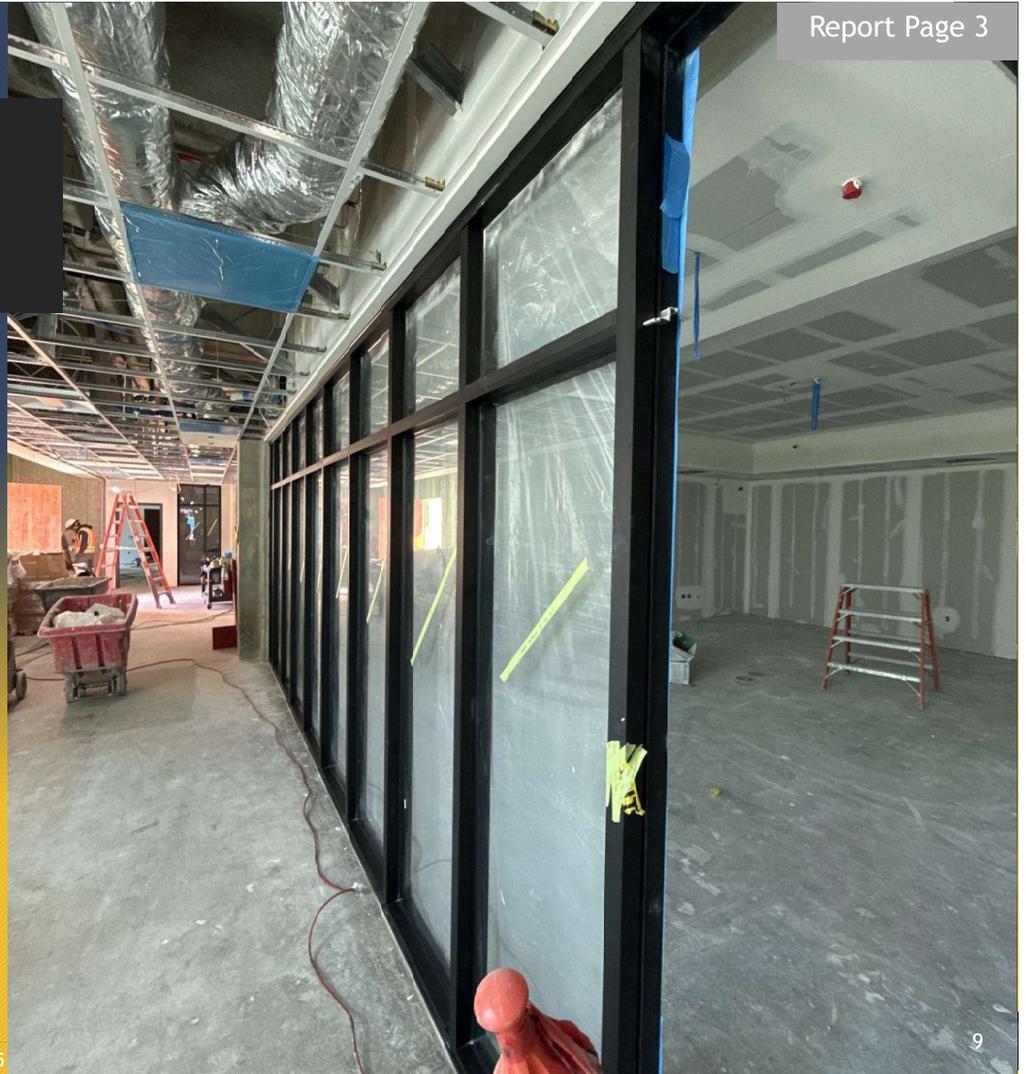
- Multiple change orders presented to Board of Trustees for various primes in September, October, and November
- Guardrail installation at stair 1 and second floor
- Building Management System (BMS) installation all floors
- Wheelchair lift at third floor
- Drywall ceilings at second and third floors
- Skylight window systems installed and tested
- Chiller water connection to the campus loop
- Slab-on-grade pour at kiln yard

Major Activities Upcoming or Underway:

- Window installation activities and testing
- Painting walls and exposed MEPs on second and first floors
- Restroom tiling and fixture installation
- Telecommunications and data distribution connection to campus network
- Interior finishes

Project Occupancy Anticipated in Fall 2026

Date 11/19/2025



Fine Arts Building Renovation Construction Progress



Installed Skylight

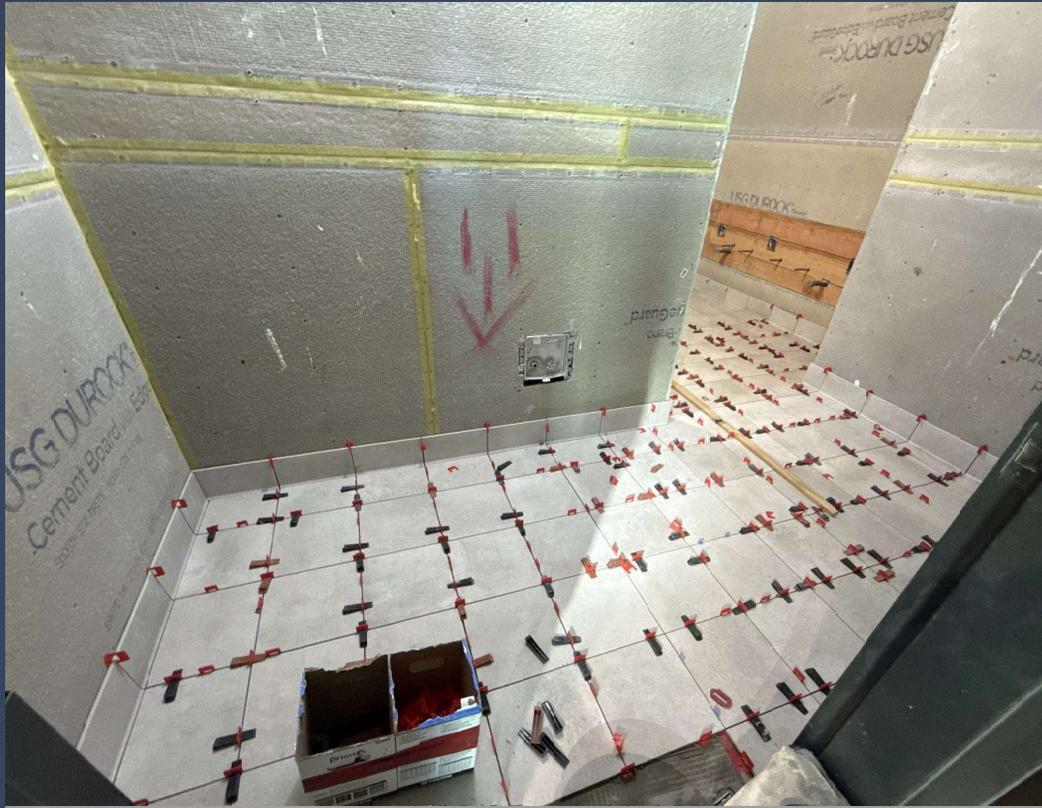


Door Installation Preparation



Kiln Yard Slab-on-Grade Concrete Pour and Completed Steel Structure

Fine Arts Building Renovation Construction Progress



Restroom Tiling Activities



Flooring Installation



Recital Hall Stage and Seating Progress

Updates on campus projects - Cypress College

Softball Field Renovations

Major Activities Completed:

- 60 percent Construction Documents package

Major Activities Upcoming or Underway:

- Geogrid design solution coordination between SGH Architects and California Geological Survey (CGS) is underway
- Final Construction Documents development by Design Team

Construction Documents submittal to DSA Anticipated in January 2026



Updates on campus projects - Cypress College

Library & Learning Resource Center (LLRC) Exterior Patio

Major Activities Completed:

- Schematic Design submitted to Campus Project Team

Major Activities Upcoming or Underway:

- Design Development package under development along with design and budget adjustments

Construction Documents Anticipated to Start in January 2026



Updates on campus projects - Cypress College

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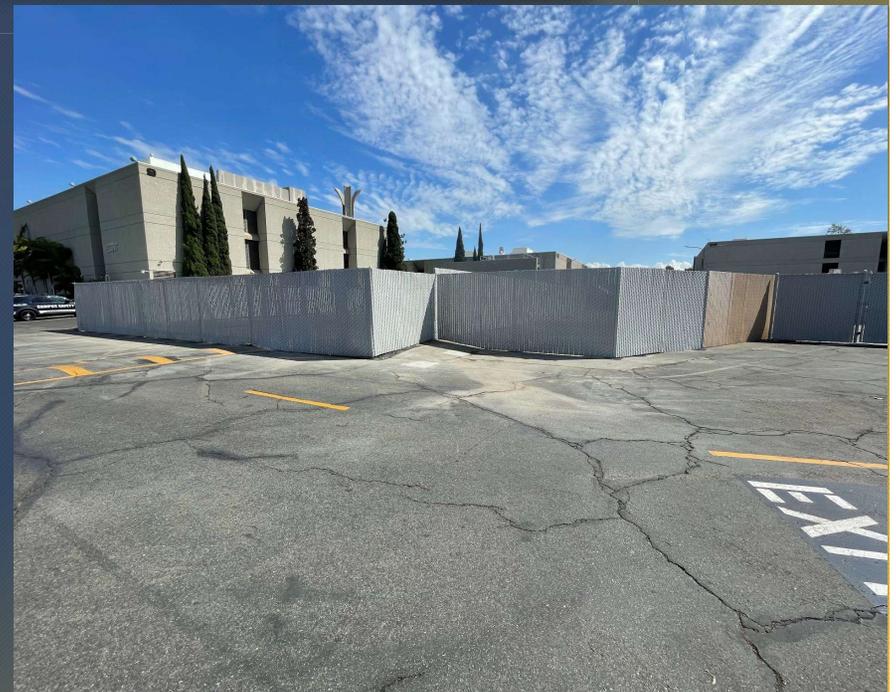
Swing Space - HRC

Major Activities Completed:

- Site Restoration
- Punch-list walk and activities completed late October
- Substantial completion achieved September 22

Major Activities Upcoming or Underway:

- Financial close-out



Updates on campus projects - Cypress College

Central Plant Upgrade

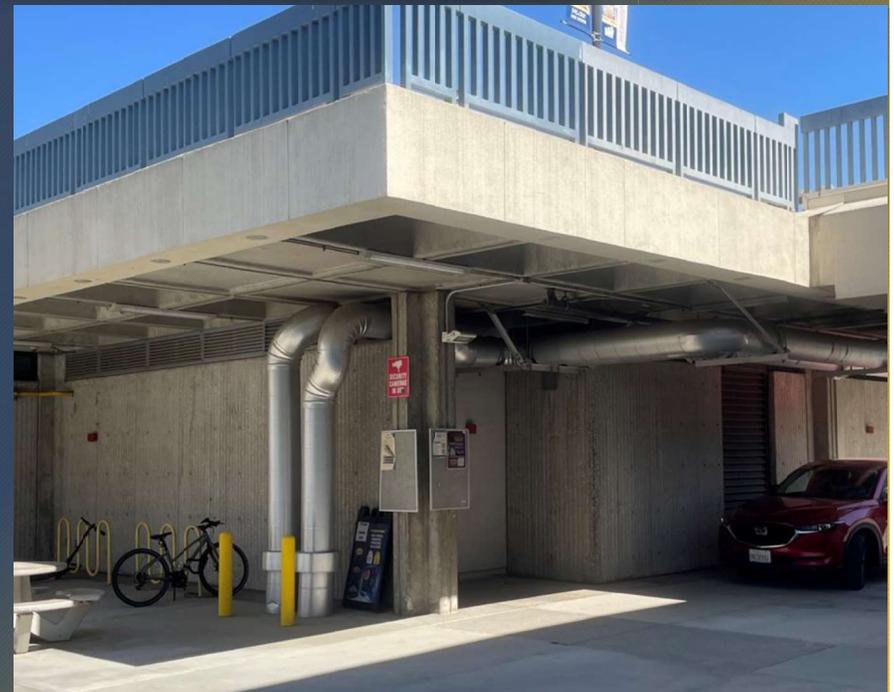
Major Activities Completed:

- Schematic Design package and programming validation by Trane US, Inc.
- Comments on Schematic Design drawings submitted to Design Team for adjustments
- Updated Schematic Design set completed by Trane
- Meetings with Campus Facilities and design builder

Major Activities Upcoming or Underway:

- Updated Schematic Design set review by Campus Project Team review prior to GMP development

Guaranteed Maximum Price Process Anticipated in January 2026



Date 11/19/2025

Cypress Fullerton Anaheim IT Network Refresh

Questions

Aerial View - Fullerton Campus



Phase

Planning

Design

Bidding / Procurement

Construction / Implementation

Close-Out



Updates on campus projects - Fullerton College

Renovate Building 300

Major Activities Completed:

- Historical painting restoration
- Tiling on windowsills
- Exterior facade plastering, painting, and scaffolding removal

Major Activities Upcoming or Underway:

- Exterior dome repairs
- Historic retrofit light installation
- Vinyl flooring in the offices and tiling in restrooms
- Telecom and network component installation in distribution frame rooms
- Commissioning activities
- Landscaping and irrigation system placement

Substantial Completion Anticipated January 2026

Date 11/19/2025



Renovate Building 300 Construction Progress



Facade Plaster Repair and Painting Completed



Completed South Stairs



Interior Room with Carpeting



Coating Application to Flooring on Interior Room



North Stairs And Remaining Scaffolding Removal

Updates on campus projects - Fullerton College

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Update/Improve (SS – New M&O)

Major Activities Completed:

- Planning of relocation activities

Major Activities Upcoming or Underway:

- Relocation of storage bins
- Anticipated relocation of maintenance and operations carts

Anticipated Completion in December 2025.



Updates on campus projects - Fullerton College

New M&O Building

Major Activities Completed:

- Opening Ceremony - September 19
- Substantially complete and occupied

Major Activities Upcoming or Underway:

- Minor items from DSA being addressed prior to achieving final project completion
- DSA and financial close-out

Project Completion Anticipated Q1 2026



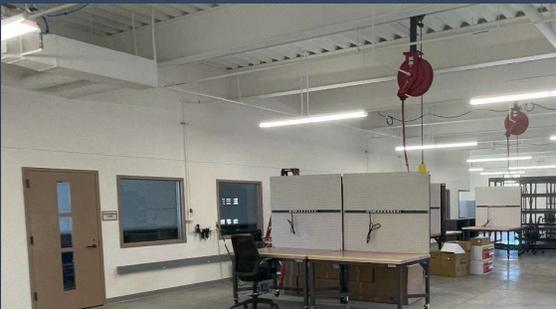
New M&O Building Construction Progress



Installed Vehicular Gate



Completed Stairs



Movable Workstations



Completed Office Spaces



Completed Exterior and Parking Lot

Updates on campus projects - Fullerton College

Student Support Center

Major Activities Completed:

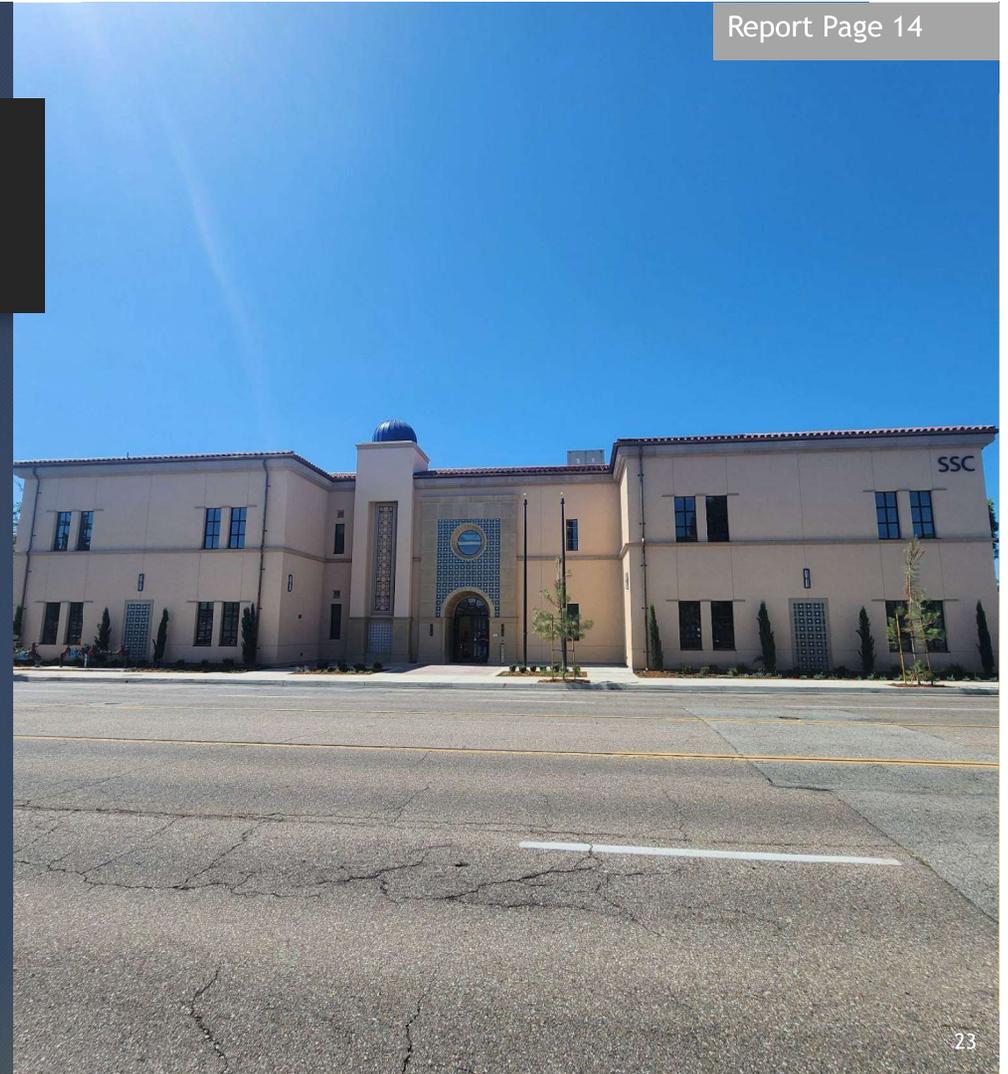
- Opening Ceremony - September 19
- Substantially complete and occupied

Major Activities Upcoming or Underway:

- Minor items from DSA being addressed prior to achieving final project completion
- DSA and financial close-out

Project Completion Anticipated Q1 2026

Date 11/19/2025



Student Support Center Construction Progress



Veterans' Resource Center



Preserved Oak Tree at Veterans' Resource Patio



Second Floor Seating for Building Users



Student Health Services Entrance



Office Spaces for Use

Updates on campus projects - Fullerton College

New Performing Arts Complex & Demolition Buildings 1100 and 1300

Major Activities Completed:

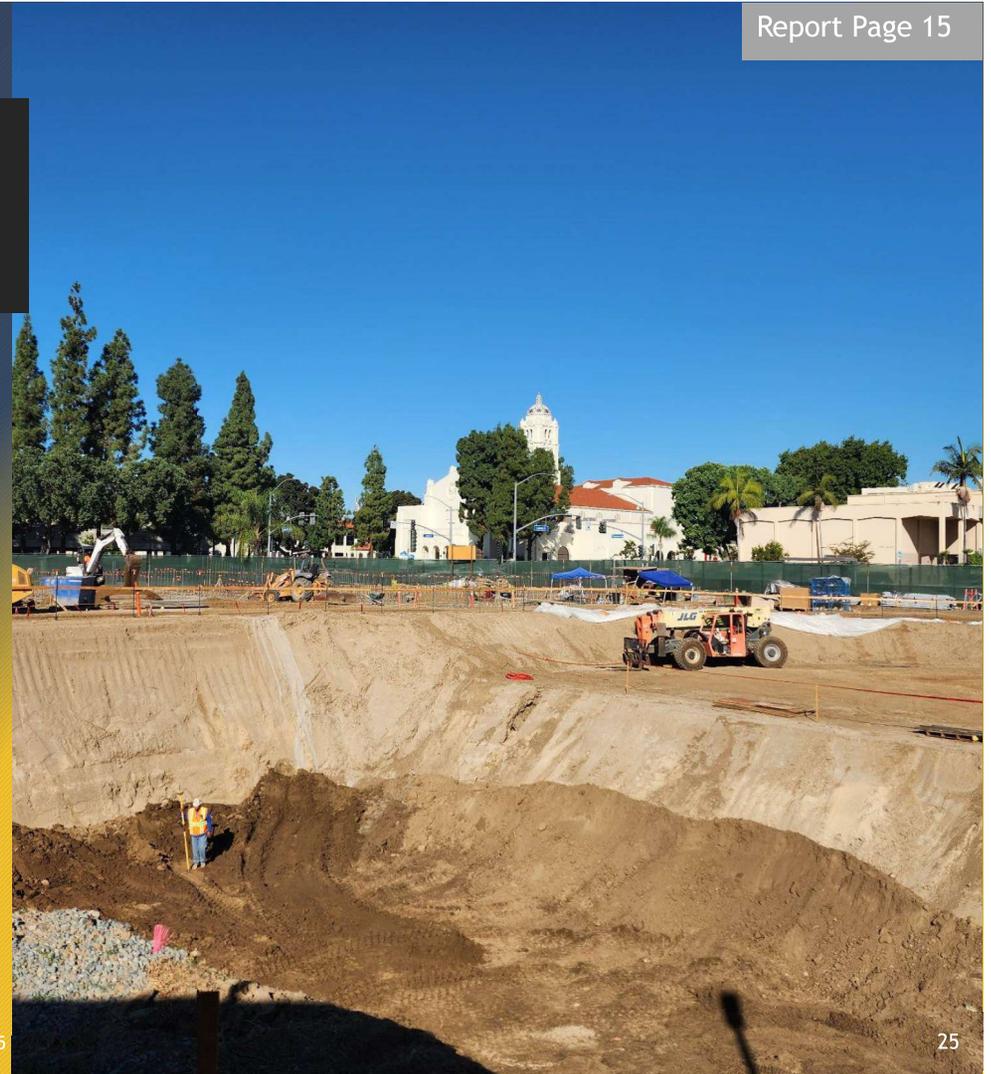
- Cast-in-drill-hole foundation pile activities at West Bldg.
- Orchestra pit and auditorium seating excavation
- Orchestra concrete pad certified in October
- Structural pile drilling for orchestra pit and auditorium seating

Major Activities Upcoming or Underway:

- Structural steel brace framing at West Building
- Underground electrical and telecommunications trenching
- Excavation for grade beams and pile caps for orchestra pit and auditorium seating
- Reinforcement bar placement for formwork

Construction Completion Anticipated in April 2028

Date 11/19/2025



New Performing Arts Complex Construction Progress



Cast-in-Drill-Hole at West Building



Excavation of Orchestra Pit and Auditorium Seating



Excavation of Orchestra Pit and Auditorium Seating



Reinforcement Bar Installation Activities for Building Foundation



Updates on campus projects - Fullerton College

Wilshire Chiller Plant Relocation

Major Activities Completed:

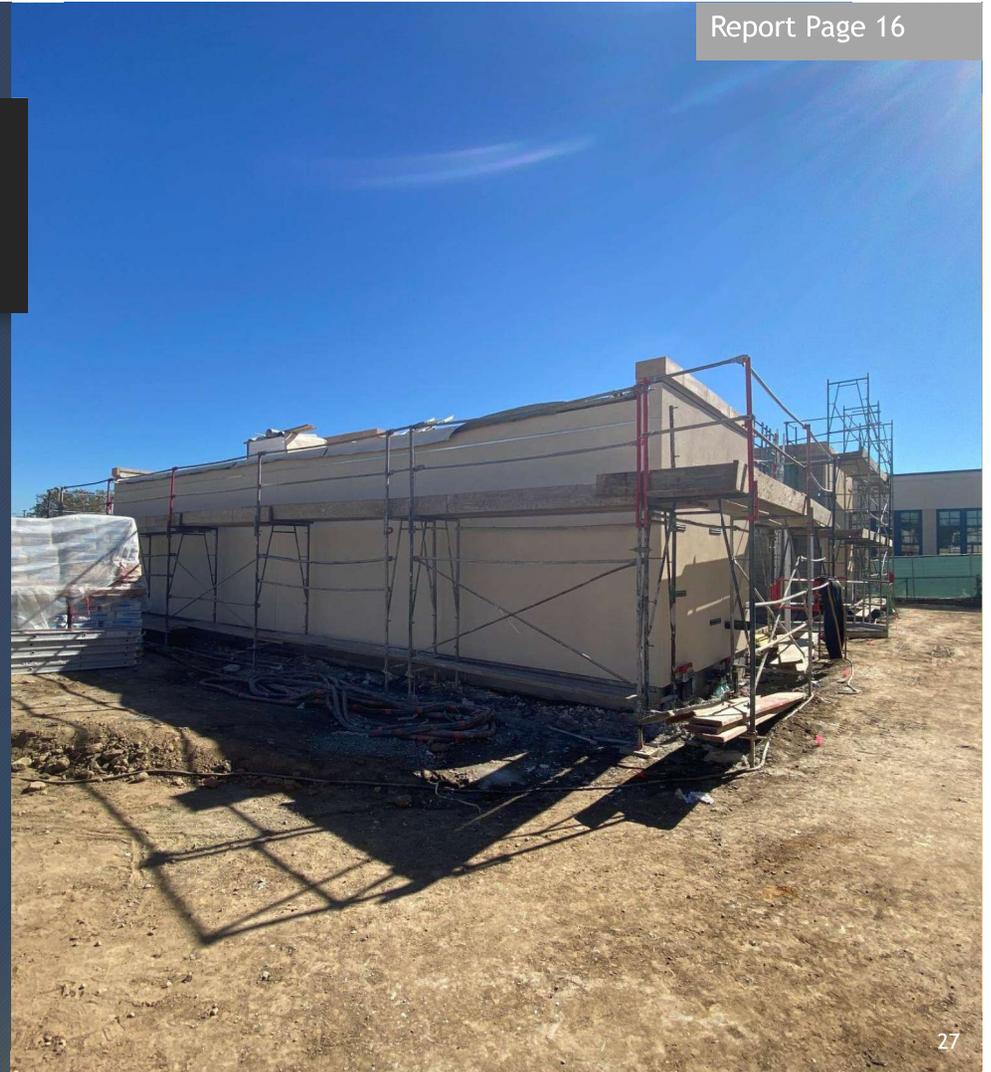
- Steel roof and roof installation
- Weathertight membrane application to CMU walls
- Drywall Installation to interior walls
- SCE scope of work trenching, conduit installation, backfilling, and inspections
- 90 percent of exterior plasterwork completed
- Art yard steel canopy placement

Major Activities Upcoming or Underway:

- SCE activation of permanent power
- Commissioning activities
- Art yard hardscaping
- SoCal Gas meter installation
- Old chiller demolition transferred to SJ Amoroso on the New Performing Arts Complex project

Substantial Completion Anticipated in December 2025

Date 11/19/2025



Wilshire Chiller Plant Relocation Construction Progress



Exterior Plaster Activities



Theater Storage Fire-Proofing



Exterior Sheathing Application to SCE Electrical Yard



Art Yard Canopy Installation

Updates on campus projects - Fullerton College

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New Horticulture/Lab School/STEM Lab

Major Activities Completed:

- Seven proposals received for architect of record (AOR) selection
- Four proposals interviewed and selection made
- Selection of Gensler as Architect of Record

Major Activities Upcoming or Underway:

- Presentation to the Board of Trustees for consideration of selected firm in November 2025
- Execution of AOR contract by District
- Design kick-off meeting with AOR

Design Phase Anticipated to Start in December 2025

Date 11/19/2025



Cypress Fullerton Anaheim IT Network Refresh

Updates on campus projects - Fullerton College

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Softball Field Improvements

Major Activities Completed:

- 100 percent Construction Documents drawings reviewed and finalized and submitted to DSA on October 6

Major Activities Upcoming or Underway:

- DSA review of Construction Documents
- Back-check comments for Design Team review and response in final weeks of 2025

DSA Construction Documents Approval Anticipated in Q1 2026



Questions

Aerial View - Anaheim Campus



Phase	
Planning	Green
Design	Blue
Bidding / Procurement	Yellow
Construction / Implementation	Orange
Close-Out	Purple

Updates on campus projects - Anaheim Campus

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Swing Space – Interim Housing

Major Activities Completed:

- Following the removal of the modular buildings, the space was secured with temporary fencing

Major Activities Underway or Upcoming:

- Financial close-out

Project Completion November 2025



Date 11/19/2025

Updates on campus projects - Anaheim Campus

Develop Interior and Exterior Signage

Major Activities Completed:

- Cost estimate provided by KYA Group, Inc., for approximately \$607K for remaining exterior signage - Board Agenda Item presented to Board of Trustees' and approved
- Meetings between District, Campus Project Team, and Anaheim NOCE Leadership on interior signage scope of work
- Interior signage placed on hold

Major Activities Underway or Upcoming:

- Interior/exterior directional and parking lot identifier signage under review by Architect of Record prior to the start of fabrication

Signage installation of Exterior Signage Anticipated in Q1 2026



Develop Interior and Exterior Signage Construction Progress

External Directional Signs (B)

A. Completed Marquee and Branding Sign

E & F. Completed Canopy Letters

Parking Lot IDs (D)

Internal Directional Signs (C)

Legend:

- A IDENTITY MONUMENT SIGN
- B EXTERNAL DIRECTIONAL SIGN
- C INTERNAL DIRECTIONAL SIGN
- D PARKING LOT IDENTIFICATION
- E TOWER IDENTITY
- F ENTRY IDENTIFICATION

Updates on campus projects - Anaheim Campus

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Exterior Green Community Space Enhancement

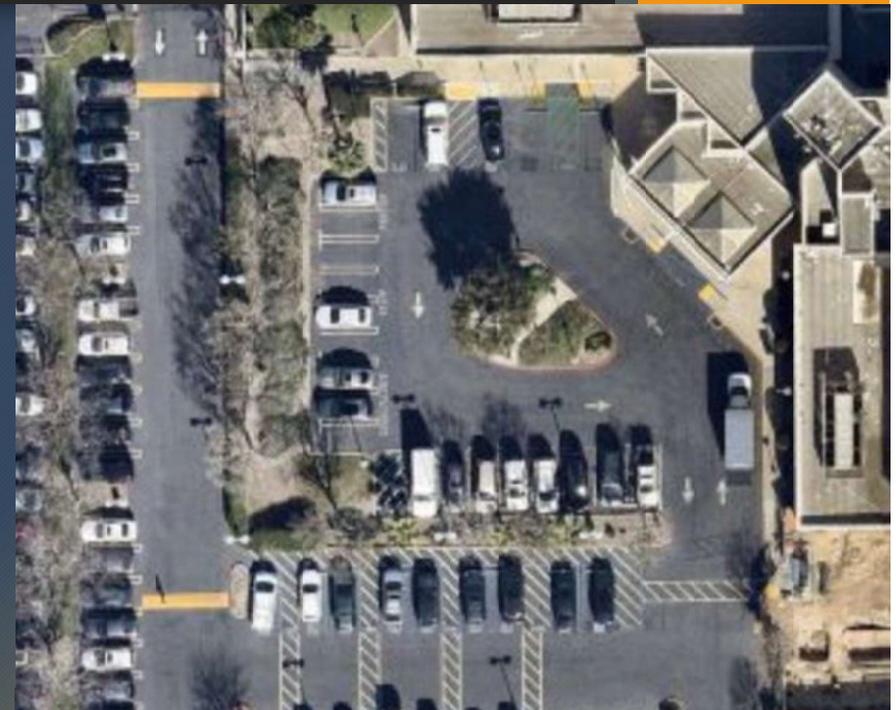
Major Activities Completed:

- Construction Documents submittal to DSA July 28
- Construction Documents back-check process with DSA
- DSA approval of Construction Documents on October 8

Major Activities Underway or Upcoming:

- Project start pending completion of Restore East Parking Lot

Bidding Phase Anticipated to Start in Q1 2026



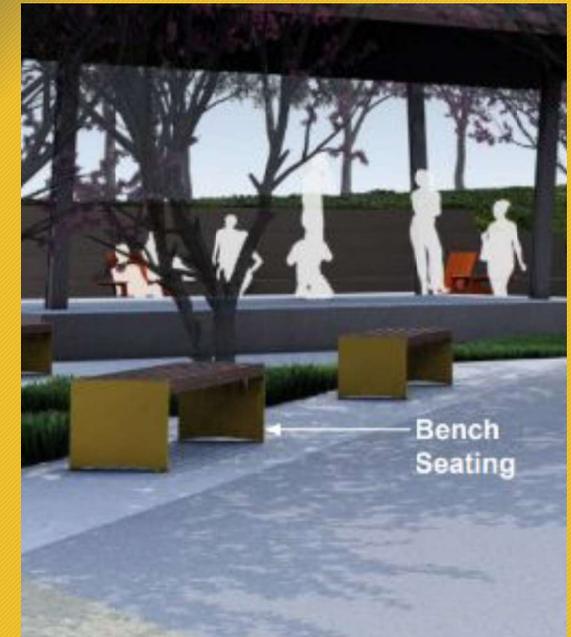
Exterior Green Community Space Enhancement Renderings



Shade Structure and Seating



Amphitheatre Space



Secondary Shade Structure at Lawn with Bench Seating

Updates on campus projects - Anaheim Campus

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Restore East Parking Lot

Major Activities Completed:

- Construction Documents submittal to DSA July 24
- Construction Documents back-check process with DSA
- DSA approval of Construction Documents on September 23
- Mandatory site walk held on October 20 with 14 interested firms
- Bid announcement released on PlanetBids on October 13; 10 proposals received by November 13

Major Activities Underway or Upcoming:

- Campus Project Team review of proposals and general contractor selection with Board Agenda Item to present selected general contractor on December 16

Construction Phase Anticipated to Start in January 2026

Date 11/19/2025



Cypress Fullerton **Anaheim** IT Network Refresh

Questions

Project Safety Report

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- Summary of safety incidents for all major construction projects

Classification	First Aid	Safety Stand Down	Near Miss	Equipment	Recordable	OCIP Visit	Incidents This Quarter	Total Incidents To Date
Cypress College								
Fine Arts Renovation (Sundt Construction)	1	1	1	2	1	09/05/2025	6	14
Fullerton College								
New Performing Arts Complex (SJ Amoroso)	0	0	0	0	0	09/10/2025	0	0
Renovate Building 300 (Icon West)	0	0	0	0	0	09/10/2025	0	0
Wilshire Chiller Plant Relocation (PPC)	0	0	0	0	0	N/A	0	0

OCIP Inspections Takes into Consideration the following items:

- Vehicle Equipment Operation
- Materials Handling/Ergonomics
- Trenching/Excavation
- Job Bulletin/Briefing
- Trenching/Excavation
- PPE
- Falls from Elevated Spaces
- Hot Work
- Cranes and Boom Truck
- Employee - Heat Stress
- Fire Protection

Financial Review

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

Allocations Established for Interest Earnings

	Cypress College	Fullerton College	Anaheim Campus	Total
2025-26 Total Budget:	\$ 83,146,453	\$ 199,449,044	\$ 13,371,560	\$ 295,967,057
Percent Split*:	28.09%	67.39%	4.52%	100.00%
Interest Allocation by Site:	\$ 2,022,706	\$ 4,852,003	\$ 325,291	\$ 7,200,000

Budget transfers have been completed for Cypress and Anaheim Campuses while a budget transfer for Fullerton Campus is pending

**North Orange County Community College District
Measure J
Capital Projects Update
As of September 30, 2025**

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*	34,500,000	30,925,996	3,574,004
Total Estimated:	608,500,000	430,925,996	177,574,004
Less Cost of Interest	800,000	604,401	195,599
Total Available for allocation:	607,700,000	430,321,595	177,378,405

Cost Status:

Campus	Total Budget	%	Actual Expenses to Date	Remaining Balance
Anaheim Campus	23,703,091	3.90%	10,733,484	12,969,607
Cypress Campus	233,473,906	38.42%	152,134,791	81,339,115
Fullerton Campus	325,978,403	53.64%	124,462,926	201,515,477
District Expenses				
• Program Management	20,000,000	3.29%	12,348,930	7,651,070
• Bond Issuance Cost	3,544,600	0.58%	2,048,689	1,495,911
• Holding Account	1,000,000	0.17%	-	1,000,000
Totals	607,700,000	100.00%	301,728,820	305,971,180

* Estimated Interest Earnings are increased by \$3.5M for the FY 25-26

CURRENT PROJECTS
PROJECT BUDGET/VARIANCE REPORT—CYPRESS

CURRENT PROJECTS	Measure J Budget JUL FY 2025-26	Measure J Budget SEP FY 2025-26	Variance	Measure J Expenses SEP FY 2025-26	Balance
Fine Arts Building Renovation **	\$ 56,400,871	\$ 56,400,871	\$ -	\$ 29,293,010	\$ 27,107,861
Softball Field Renovations	\$ 4,000,000	\$ 4,000,000	\$ -	\$ 249,890	\$ 3,750,110
Update/improve Infrastructure	\$ 5,162,876	\$ 5,162,876	\$ -	\$ -	\$ 5,162,876
LLRC Exterior Patio	\$ 1,287,000	\$ 1,287,000	\$ -	\$ 54,541	\$ 1,232,459
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	\$ 5,500,000	\$ 5,500,000	\$ -	\$ -	\$ 5,500,000
Health Sciences Tech Ed III Renovation	\$ 26,126,990	\$ 26,126,990	\$ -	\$ -	\$ 26,126,990
Planning (Non Project Specific)	\$ 5,029,230 ^{1,2}	\$ 7,135,779	\$ 2,106,548	\$ 619,589	\$ 6,516,190
COMPLETED PROJECTS					
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 ¹	\$ 92,011,543	\$ (83,842)	\$ 92,011,543	\$ -
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	\$ -
EV SCE Charging Stations	\$ 337,894	\$ 337,894	\$ -	\$ 337,894	\$ -
SUB TOTAL	\$ 231,451,200	\$ 233,473,906	\$ 2,022,706	\$ 152,134,791	\$ 81,339,114

1. Budget Transfer 2025-061-CC MJ from Fund 49553 -CC SEM to Fund 49500 CC-Planning after Sundt Contract is reconciled
 2. Budget Transfer 2025-062-Temp-CC MJ Interest Earned to Fund 49500 CC-Planning temporary allocation until SEM (FASS) Demolition Building 3 and Site Restoration project is created

** Denotes projects with additional State funds in budget- Refer to project page on COC Report for additional details

CURRENT PROJECTS

PROJECT BUDGET/VARIANCE REPORT—FULLERTON

CURRENT PROJECTS	Measure J Budget JUL FY 2025-26	Measure J Budget SEP FY 2025-26	Variance	Measure J Expenses SEP FY 2025-26	Balance
Renovate Buildings 300 **	\$ 22,982,000	\$ 22,982,000	\$ -	\$ 12,511,001	\$ 10,470,999
New M & O Building	\$ 6,399,604	\$ 6,399,604	\$ -	\$ 5,420,949	\$ 978,655
Student Support Center	\$ 28,302,917	\$ 28,302,917	\$ -	\$ 25,229,416	\$ 3,073,501
New Performing Arts Complex—Demolish Buildings 1100 and 1300 **	\$ 92,005,166	\$ 92,005,166	\$ -	\$ 4,004,433	\$ 88,000,732
Wilshire Chiller Plant Relocation	\$ 15,726,321	\$ 15,726,321	\$ -	\$ 11,937,239	\$ 3,789,082
Softball Field Improvements	\$ 7,000,000	\$ 7,000,000	\$ -	\$ 264,515	\$ 6,735,485
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	\$ -	\$ 3,113	\$ 25,164,523
Update/improve Infrastructure	\$ 10,630,486	\$ 10,630,486	\$ -	\$ -	\$ 10,630,486
Update/Improve Infrastructure (SS - New M&O)	\$ 150,000	\$ 150,000	\$ -	\$ 114,906	\$ 35,094
New Parking Structure	\$ 5,265,833	\$ 5,265,833	\$ -	\$ -	\$ 5,265,833
Planning (Non Project Specific)	\$ 683,764 ¹	\$ 5,535,767	\$ 4,852,003	\$ 378,954	\$ 5,156,813
COMPLETED PROJECTS					
Update/improve Infrastructure (IT)	\$ 7,571,018	\$ 7,571,018	\$ -	\$ 4,356,745	\$ 3,214,273
New Instructional Building	\$ 50,115,010	\$ 50,115,010	\$ -	\$ 50,115,010	\$ -
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	\$ -
SUB TOTAL	\$ 321,126,400	\$ 325,978,403	4,852,003	\$ 124,462,926	\$ 201,515,477

** Denotes projects with additional State funds in budget- Refer to project page on COC Report for additional details

1. Budget Transfer 2025-062-Temp-FC MJ Interest Earned to Planning Project Temporary Allocation until Direction from Campus Capital Projects Team is Received

CURRENT PROJECTS
PROJECT BUDGET/VARIANCE REPORT—ANAHEIM

CURRENT PROJECTS	Measure J Budget JUL FY 2025-26	Measure J Budget SEP FY 2025-26	Variance	Measure J Expenses SEP FY 2025-26	Balance
Swing Space Hotel, Restaurant, and Culinary Arts	\$ 2,500,000	\$ 2,500,000	\$ -	\$ 2,238,553	\$ 261,447
Anaheim Campus Tower First Floor Life/Safety Renovation **	\$ 2,510,440	\$ 2,510,440	\$ -	\$ 1,996,618	\$ 513,822
Develop Interior and Exterior Signage	\$ 1,087,431	\$ 1,087,431	\$ -	\$ 680,039	\$ 407,392
Restore East Parking Lot	\$ 1,622,560 ²	\$ 1,947,851	\$ 325,291	\$ 86,063	\$ 1,861,789
Exterior Green Community Space Enhancement	\$ 1,839,000	\$ 1,839,000	\$ -	\$ 157,257	\$ 1,681,743
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	\$ 1,182,500	\$ (200,000)	\$ 986,151	\$ 196,349
Canvas Sail Shade Structure	\$ - ¹	\$ 200,000	\$ 200,000	\$ -	\$ 200,000
Update/improve Infrastructure	\$ 224,938	\$ 224,938	\$ -	\$ -	\$ 224,938
Planning (Non Project Specific)	\$ 1,440,000	\$ 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	\$ 1,650,000	\$ 1,650,000	\$ -	\$ 1,474,179	\$ 175,822
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	\$ -
SUB TOTAL	\$ 23,377,800	\$ 23,703,091	\$ 325,291	\$ 10,733,484	\$ 12,969,607

1. Budget Transfer 2026-055-AC MJ from Outdoor Patio Remodel Project to Canvas Sail Shade Structure Project. New Project is created.
 2. Budget Transfer 2026-057-Interest Earned to AC Restore East Parking Lot Project.

** Denotes projects with additional State funds in budget- Refer to project page on COC Report for additional details

PROJECT BUDGET/VARIANCE REPORT—DISTRICT

DISTRICT WIDE EXPENSE	Measure J Budget JUL FY 2025-26	Measure J Budget SEP FY 2025-26	Variance	Measure J Expenses SEP FY 2025-26	Balance
Program Management Fees	\$ 20,000,000	\$ 20,000,000	\$ -	\$ 12,348,930	\$ 7,651,070
Bond Issuance Cost	\$ 3,544,600	\$ 3,544,600	\$ -	\$ 2,048,689	\$ 1,495,911
Holding Account*	\$ 4,700,000	\$ 1,000,000	\$ (3,700,000)	\$ -	\$ 1,000,000
SUB TOTAL	\$ 28,244,600	\$ 24,544,600	\$ (3,700,000)	\$ 14,397,619	\$ 10,146,981

* Holding Account Project was moved from Anaheim to the District and increased by \$3.5M

- 1. Budget Transfer 2025-062-Temp-FC MJ Interest Earned to Planning Project temporary allocation until directions are received from PM team
- 2. Budget Transfer 2026-057-Interest Earned from Holding Account to AC Restore East Parking Lot Project
- 2. Budget Transfer 2025-062-Temp-CC MJ Interest Earned from Holding Account to Fund 49500 CC-Planning temporary allocation until SEM (FASS) Demolition Building 3 and Site Restoration is created



NORTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT
 CYPRESS - FULLERTON - ANAHEIM (NOCE)
 90-DAY LOOK AHEAD SCHEDULE
 (11-01-25 TO 01-31-26)



	November			December					January			Comments		
	4	11	18	25	2	9	16	23	30	6	13		20	27
GENERAL														
NOCCCD Board Meetings														November 18, December 16, Tentative: January 27 (Anaheim - NOCE Campus)
COC Meetings														November 19 (In Person Meeting at Fullerton Campus)
Bond Program Management Team Meetings														November 18, December 9, Tentative: January 20 (meetings held via Teams)
PROFESSIONAL SERVICES PROCUREMENT - RFP/RFQ														
FULLERTON														
New Horticulture/Lab School/STEM Lab														
Architect of Record Request for Proposals Review by Campus Project Team														In Progress (RFP Review and Selection by Campus Project Team)
Board Agenda Item for Selected Architect of Record														Upcoming (Board Agenda Item to be Presented to Board of Trustees on November 18)
DISTRICT														
Moving Services Statement of Qualifications (SOQ)														Complete (12 Proposals Received by the deadline on October 1)
Moving Services SOQ Review by Selection Committee														IN Progress (Reference Checks Underway)
Board Agenda Item for Selected Pools of Firms														Upcoming (Anticipated on December 16)
FF&E Consulting Services Re-Release of SOQ														Upcoming (FF&E SOQ Announcement Anticipated to be Re-Released in mid-November)
FF&E Consulting Services Review by Selection Committee														Upcoming (Review Anticipated to Start in December)
Board Agenda Item for Selected Firm for Selected Pool of Firms														Upcoming (Board Agenda Item Presentation Anticipated in January 2026)
PLANNING														
FULLERTON														
Infrastructure Assessment - Buildings 1100, 1300 and 500														
Planning														Complete (Concluded on October 24)
DESIGN PHASE														
CYPRESS														
LLRC Exterior Patio														
Schematic Design/Design Development														In Progress (Design Development Anticipated to be Completed by End of November, Schematic Design Completed September 16)
Design Development Drawings Review by Campus Project Team														Upcoming (Anticipated in December and Contingent Upon the Conclusion of the Design Development Drawings)
Construction Documents														Upcoming (Anticipated in January 2026)
Softball Field Renovations														
Construction Documents														Complete (100% Construction Documents Completed October 10)
Constructability Review														In Progress (Anticipated to Conclude on November 14)
Central Plant Upgrade														
Schematic Design/Programming Validation														In Progress
Guaranteed Maximum Price Process (GMP)														Upcoming (Anticipated in January 2026 Contingent on the Completion of SD Design Package)
Board Agenda Item for Agreement on GMP and Start of Phase 2														Upcoming
Design Development														Upcoming (Anticipated in February 2026 Predicated on the Completion of Guaranteed Maximum Price Process)
FULLERTON														
New Horticulture/Lab School/STEM Lab														
Schematic Design														Upcoming (Design Phase Anticipated to Start in December Predicated on Board Approval of AOR Selection)
Design Development														Upcoming (Schematic Design Phase Anticipated to Begin in late November)
Review and Approval of Preliminary Drawings by the State Chancellor's Office														Upcoming (Design Development Anticipated to Start mid-January 2026)
Infrastructure Assessment - Buildings 1100, 1300 and 500														
Schematic Design/Design Development														Upcoming (Design Development Anticipated to Start May 2026)



NORTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT
 CYPRESS - FULLERTON - ANAHEIM (NOCE)
 90-DAY LOOK AHEAD SCHEDULE
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	November	December	January	Comments
	4 11 18 25	2 9 16 23 30	6 13 20 27	
DSA PHASE & AGENCY REVIEW				
CYPRESS				
Softball Field Renovations				
DSA Review				Upcoming (Anticipated in January, Pending Completion of Construction Documents and CGS Review)
CGS Review				In Progress (Comments From Agency Under Review; Responses Under Development by Geotech Team)
ILRC Exterior Patio				
DSA Review				Upcoming (Anticipated in March 2026, Contingent upon the Completion of Construction Documents)
ANAHEIM				
Exterior Green Community Space Enhancement				
DSA Review				Complete (DSA Approval Received October 8)
Restore East Parking Lot				
DSA Review				Complete (DSA Approval Received September 23)
FULLERTON				
Softball Field Improvements				
DSA Review				In Progress (Submittal of CDs made on October 6; CDs Under Review at DSA)
BIDDING				
ANAHEIM				
Develop Interior and Exterior Signage				
General Contractor Bidding for Interior Signage				Upcoming (Anticipated In Second Quarter of 2026)
Restore East Parking Lot				
General Contractor Bidding Process				Complete (Bid Announcement Released October 13; Mandatory Site Walk on October 20; Proposals Due November 10)
General Contractor Firm Review and Selection by Campus Project Team				In Progress (Campus Project Team to Review Proposals and Conduct Interviews Prior to Finalizing Selection)
Board Agenda Item Presentation for Selected General Contractor				Upcoming (Board Agenda Item Presentation to Board of Trustees is Anticipated to Be Made on December 16)
Exterior Green Community Space Enhancement				
General Contractor Selection Process				Upcoming (General Contractor Bidding Process Anticipated to Begin in March 2026)
PRE-CONSTRUCTION PHASE				
Restore East Parking Lot				
Notice to Proceed and Mobilization				Upcoming (Anticipated on January 5, 2026)
CONSTRUCTION PHASE				
ANAHEIM				
Develop Interior and Exterior Signage				
Exterior Signage Remainder Scope and Pricing				Complete (Approved by Board of Trustees on October 14)
Exterior Signage Fabrication				Upcoming (Anticipated Start Contingent Upon Completion of Design Review by KYA Group and Campus Agreement)
Exterior Signage Implementation				Upcoming (Anticipated Start in January 2026, Contingent Upon Completion of Signage Fabrication and Delivery)
Restore East Parking Lot				
Demolition				Upcoming (Anticipated to Start in mid-January 2026)
CYPRESS				
Fine Arts Building Renovation				
Building Enclosure				
Window Activities				In Progress (Window Installation, Testing, Glazing, and Louvers Installation at North, South, East, West)
Roof				Complete
Exterior Improvements				
Kiln Yard				In Progress (Install Kilns, Electrical Finishes, Plumbing Finishes, and Gates)
Site Work				In Progress (Irrigation Activities, Hardscaping, Flatwork, Tree Planting at North, South, West & East)
Interior Improvements				
Mezzanine				In Progress (Install Lights, Sensors, Fire Alarm, Cameras, Finishes)
Restrooms				In Progress (Installation of Countertops, Plumbing Sinks, Partitions, and Painting On Second and Third Floors)
Labs				In Progress (Tiling, Install Hardware, Doors, Countertops, Partition Removal, Painting, Finishes, on All Levels)
Lecture & Office Space				In Progress (Installation of ACT Ceilings, and Acoustical Ceilings Panels, MEP Ceiling Finishes, Countertops, Ceiling Tiles)
In-Wall Mechanical, Electrical, and Plumbing Installation				Complete
Elevators				In Progress
BDF and IDF Rooms				In Progress (Lighting Installation, Final Cutover to the Building Network is Anticipated to Start on November 17)
Finishes				In Progress (All Floors Restrooms, Offices and Labs, Lobby)
Commissioning Activities				In Progress (Equipment Start for All Systems, Pre-Functional Checks Complete, BMS Start Up, Testing)



NORTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT
 CYPRESS - FULLERTON - ANAHEIM (NOCE)
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	4	11	18	25	2	9	16	23	30	6	13	20		27
CONSTRUCTION PHASE														
FULLERTON														
Renovate Building 300														
Building Enclosure														
Historical Restoration														In Progress (Façade Roof Tiles and Dome Repair; Star Nosing at West Staircase)
Exterior Improvements														
Sidewalk Construction and Concrete Pour and Walkway														In Progress (Install GFRC Wall Caps and Decorative Tiles)
Landscaping														In Progress (Irrigation and Planting)
Fire Lane														Complete
Parking Lot Asphalt Renovation														Upcoming (Paving at Parking Lot and Driveway; Asphalt Overlay and Curing; Striping; Sealer Application; Restriping)
Interior Improvements														
Restrooms														In Progress (Tiling, Plumbing Installation, Toilet Partition and Accessories Placement on Both Floors)
Resilient Flooring in Corridor														In Progress (On Both Floors)
Basement														Complete
IDF and BDF Network Rooms														In Progress (Electrical and Data Plate Installation on All Floors)
Door, Hardware, and Access Control														In Progress (Pending Resolution of Conduit Installation Per CCD 16 and 17)
Primer and Painting														Complete
Low Voltage														Complete
Finishes														In Progress (Projector installation, Marker Boards, Display Units, and Vision Glass on All Floors)
Commissioning														In Progress (Perform Air & Water Testing, MEP Equipment Testing, Point to Point Checks, Irrigation Testing)
New Performing Arts Complex														
West Building														
Steel Fabrication, Erection, and Delivery														In Progress
CMU Wall Installation														Upcoming (CMU Wall Installation)
Underground Utilities														In Progress (Underground Utilities Rough-In and Back-fill; Sand, Gravel, and Vapor Barrier Application; Slab-On-Grade Concrete Pour)
Main Building														Complete
Foundation Cast-In-Drill-Hole (CIDH) Work														In Progress (Excavation, Reinforcement Bar Placement, and Formwork)
Grade Beams and Pile Caps														In Progress (Concrete Wall Placement and Reinforcement, Cure/Strip Concrete Walls, Vapor Barrier, Waterproofing, Concrete Pour)
Orchestra Pit														In Progress (Foundation, Excavation, Backfilling, Slab on Grade Pouring, Form Walls, Pour Concrete, Cure, and Waterproof)
Basement														Upcoming (Demolition of the Existing Chiller Anticipated Start at the end of December)
Site Demolition and Excavation														
Update/Improve (SS-New M&O)														
Final Relocation of Bins and Dismantling of Swing Space														Upcoming (Anticipated to Start in November)
Wiltshire Chiller Plant Relocation														
Building Envelope														
Mechanical, Electrical & Plumbing														In Progress (Chiller Building MEP Rough-In and Anchor Equipment)
Exterior Sheathing (CMU & Stud Framed Walls)														Complete
Exterior Plaster Activities														In Progress (Scratch Coat Plaster, Curing, Cleanup & Scaffold Removal)
Interior Improvements														
Drywall Activities														Complete
Finishes														In Progress (Wall Louvers, Fence Posts, Gate and Fencing, Metal Doors and Hardware, Building Access Control, MEP)
Arts Yard														
Canopy Installation, Ramp Excavation, Electrical Rough-In, Concrete Pour														In Progress
Southern California Edison (Permanent Power for Chiller Plant and Arts Yard)														In Progress
Hardscape and Site Work														In Progress
Commissioning and Energizing Activities														Upcoming (Anticipated to Start in November Upon the Conclusion of Permanent Power Installation by SCE crews)



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 CYPRESS - FULLERTON - ANAHEIM (NOCE)
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	4	11	18	25	2	9	16	23	30	6	13		20	27
CLOSE-OUT PHASE														
ANAHEIM														
Outdoor Patio Remodel														
Financial Close-Out	█	█	█	█	█	█	█	█	█					In Progress (Financial Close-Out and DSA Certification)
Swing Space Interim Housing														
Substantial Completion														Complete
Punch-List Activities														Complete
Final Completion														Complete (Final Completion Achieved on September 19, 2025)
Financial Close-Out	█	█	█	█	█	█	█	█	█					In Progress
CYPRESS														
Swing Space - Hotel, Restaurant, and Culinary Arts														
Substantial Completion														Complete
Punch-List Activities														Complete
Final Completion														Complete (Final Completion Achieved on October 31, 2025)
Financial Close-Out	█	█	█	█	█	█	█	█	█					In Progress
FULLERTON														
Renovate Building 300														
Substantial Completion										█	█	█	█	Upcoming (Anticipated to Start on January 16, 2026)
Punch-List Activities										█	█	█	█	Upcoming (Anticipated to Start on mid-January 2026)
Final Completion										█	█	█	█	Upcoming (Anticipated on February 17, 2026)
Financial Close-Out										█	█	█	█	Upcoming (Anticipated Start in January 2026)
Wilshire Chiller Plant Relocation														
Substantial Completion								█	█	█	█	█	█	Upcoming (Anticipated in December)
Punch-List Activities								█	█	█	█	█	█	Upcoming (Anticipated in December)
Final Completion								█	█	█	█	█	█	Upcoming (Anticipated in mid-January 2026)
Financial Close-Out								█	█	█	█	█	█	Upcoming (Anticipated in December)
New M&O Building														
Punch-List / Final Completion	█	█	█	█	█	█	█	█	█					In Progress

Thank you

Next Meeting: March 4, 2026

Location: Cypress College