



March 2026

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Capital Projects Report to the

Citizens' Oversight Committee

MAAS

Date 03/04/2026

Construction Industry - Economic Pulse: Current and Upcoming Headwinds

1. Material Price Trends in Construction

- Overall construction material prices increased by about 3.5% year-over-year as of September 2025.
- Reconstruction after recent wildfires in Los Angeles and surrounding areas is accelerating demand for labor and materials, compounding shortages.
- Adjustments to tariffs based on recent court decisions and latest determinations

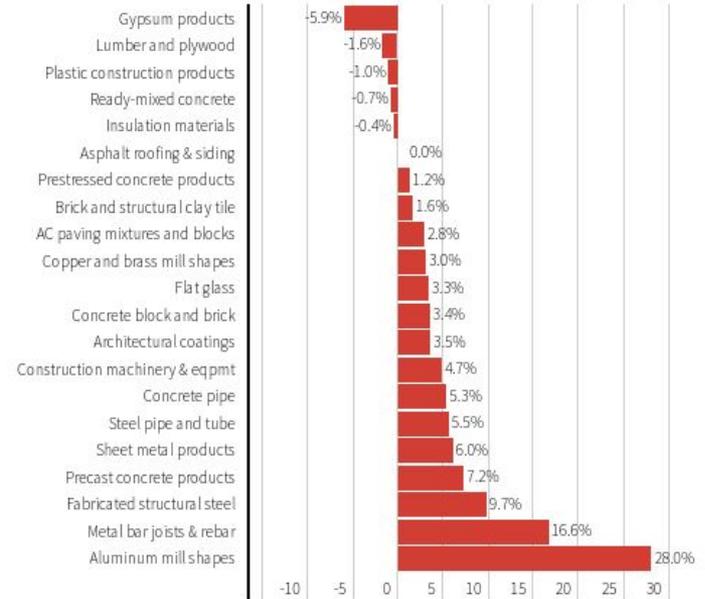
2. Labor Market Dynamics in Construction

- Construction labor conditions remained tight, with employment growth slowing due to higher financing costs.
- Skilled trade shortages persisted, keeping wage growth elevated and limiting productivity gains.
- New large infrastructure projects in the vicinity

3. Renewed Uncertainty

Construction Materials Price Movement - Last 12 Months

November 2025 Data



SOURCE: U.S. Bureau of Labor Statistics

Source: Cumming Group Market Analysis Q4-2025

Q4 2025 Cash Flow Projection

Cash Flow Projections - Q4 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)	October 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 October 2026 as opposed to August 2026, as forecasted in Q3 2025.

IPP/FPP Status Updates

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) Close-out	
	STEM Vocational Center (FPP) Approved	
	New Welcome Center (IPP) Approved	

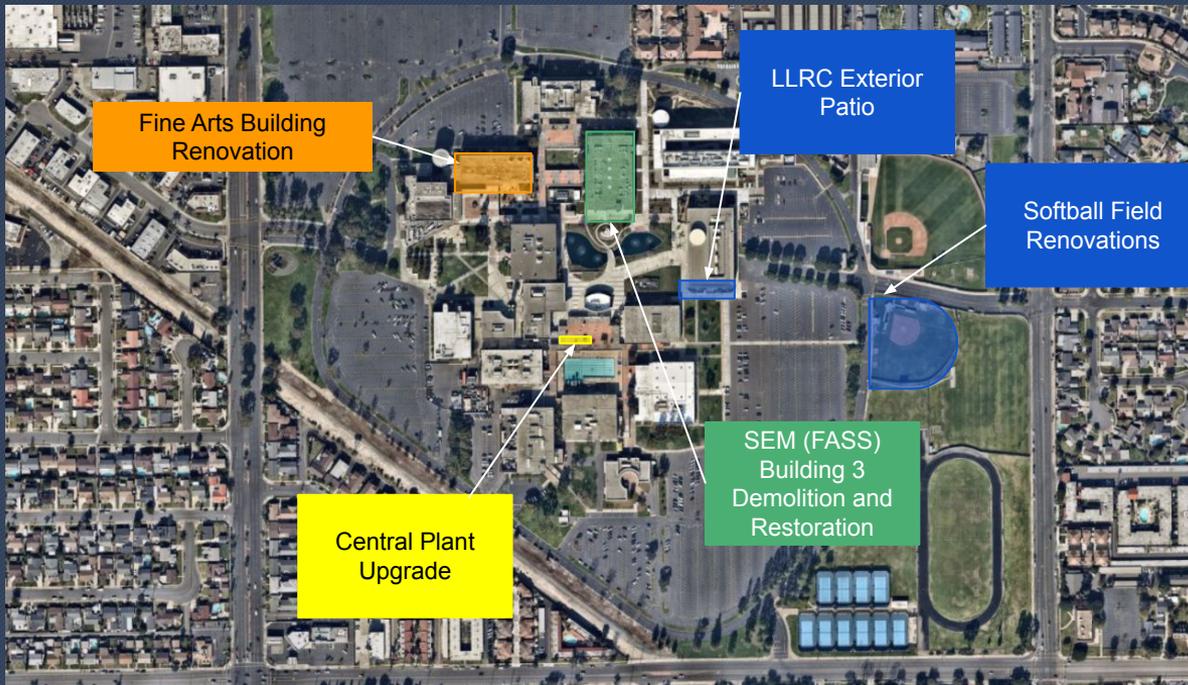
Questions

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 December 2025 and February 2026
- Window storefront installation on all floors
- Kiln yard - kilns and steel structure set in place
- Restroom tiling on walls and floors
- Painting walls and exposed MEPs on second and first floors
- Concrete polishing and vinyl flooring
- South Piazza Bridge retrofit

Major Activities Upcoming or Underway:

- Window testing
- South Piazza Bridge guardrail placement
- Wooden door delivery and installation
- Plumbing fixture installation
- Cabinet and finishes installation
- Commissioning activities
- Telecommunications and data distribution connection
- Interior finishes - accessories and equipment

Project Occupancy Anticipated in Fall 2026



Fine Arts Building Renovation Construction Progress



Marker Board and Flooring Installed in Upper Level Classrooms



Cabinetry Installation

Fine Arts Building Renovation Construction Progress



Closed Loading Bays and Installed Windows



Second Floor Lobby



Technical Theatre & Design Lab

Updates on campus projects - Cypress College

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Softball Field Renovations

Major Activities Completed:

- 60 percent Construction Documents package
- Initial California Geological Survey approval
- Building code cycle update
- CGS geotechnical report 2025 code cycle submittal

Major Activities Upcoming or Underway:

- CGS geotechnical report approval
- 100 percent Construction Documents development by Design Team

Construction Documents submittal to DSA Anticipated in Q2 2026



Updates on campus projects - Cypress College

Library & Learning Resource Center (LLRC) Exterior Patio

Major Activities Completed:

- Design Development package along with design and budget adjustments
- Meeting with executive team to finalize windscreen options

Major Activities Upcoming or Underway:

- Construction Documents development

Construction Documents Submittal to DSA Anticipated in Q2 2026



Updates on campus projects - Cypress College

Central Plant Upgrade

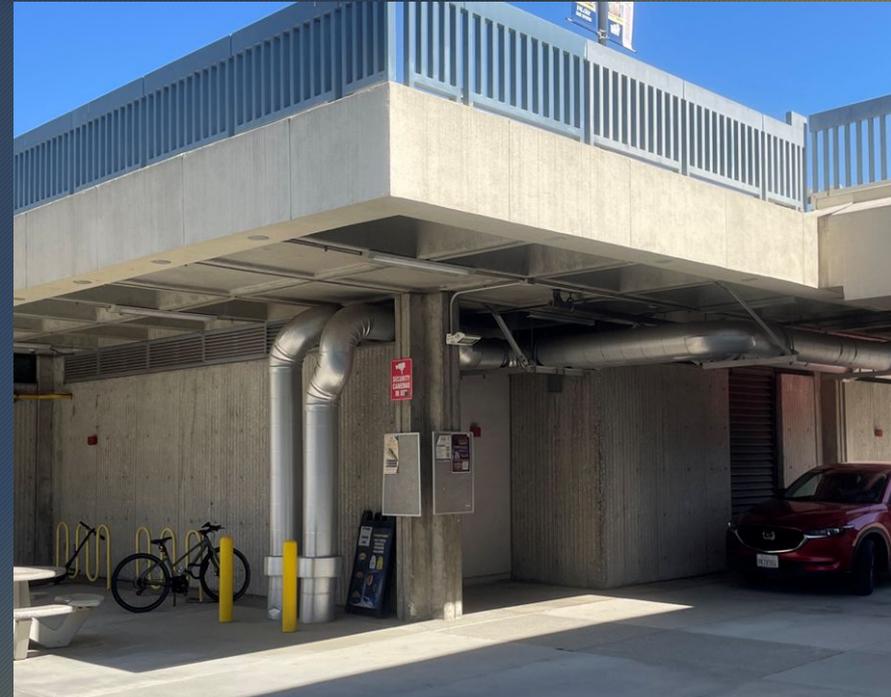
Major Activities Completed:

- Updated Schematic Design set review by Campus Project Team
- Trane US, Inc., performed job site walk on January 21 with subcontractors ahead of GMP development
- Guaranteed Maximum Price and estimate sent to Campus Project Team for its review

Major Activities Upcoming or Underway:

- Campus and contractor negotiations and agreement
- Board Agenda Item presentation to Board of Trustees in April 2026
- Design phase kick-off after Board approval is received

Design phase kick off anticipated in May 2026



Updates on campus projects - Cypress College

SEM (FASS) Building 3 Demolition and Site Restoration

Major Activities Completed:

- Budget development using funding from Planning (Non Project Specific), Interest Earnings, and other sources

Major Activities Upcoming or Underway:

- The Campus Project Team is working on project programming and the details of the scope of work

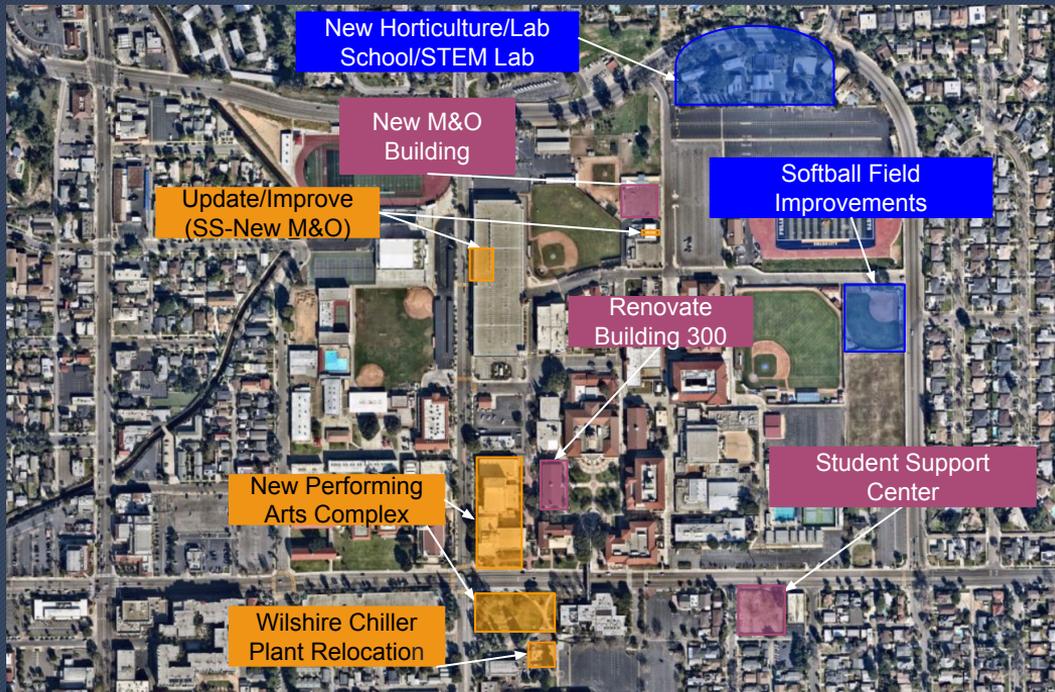
Release of Architect of Record Requests for Proposals Anticipated in Late Summer 2026



Questions

Aerial View - Fullerton Campus

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Phase

Planning

Design

Bidding / Procurement

Construction / Implementation

Close-Out

Updates on campus projects - Fullerton College

Renovate Building 300

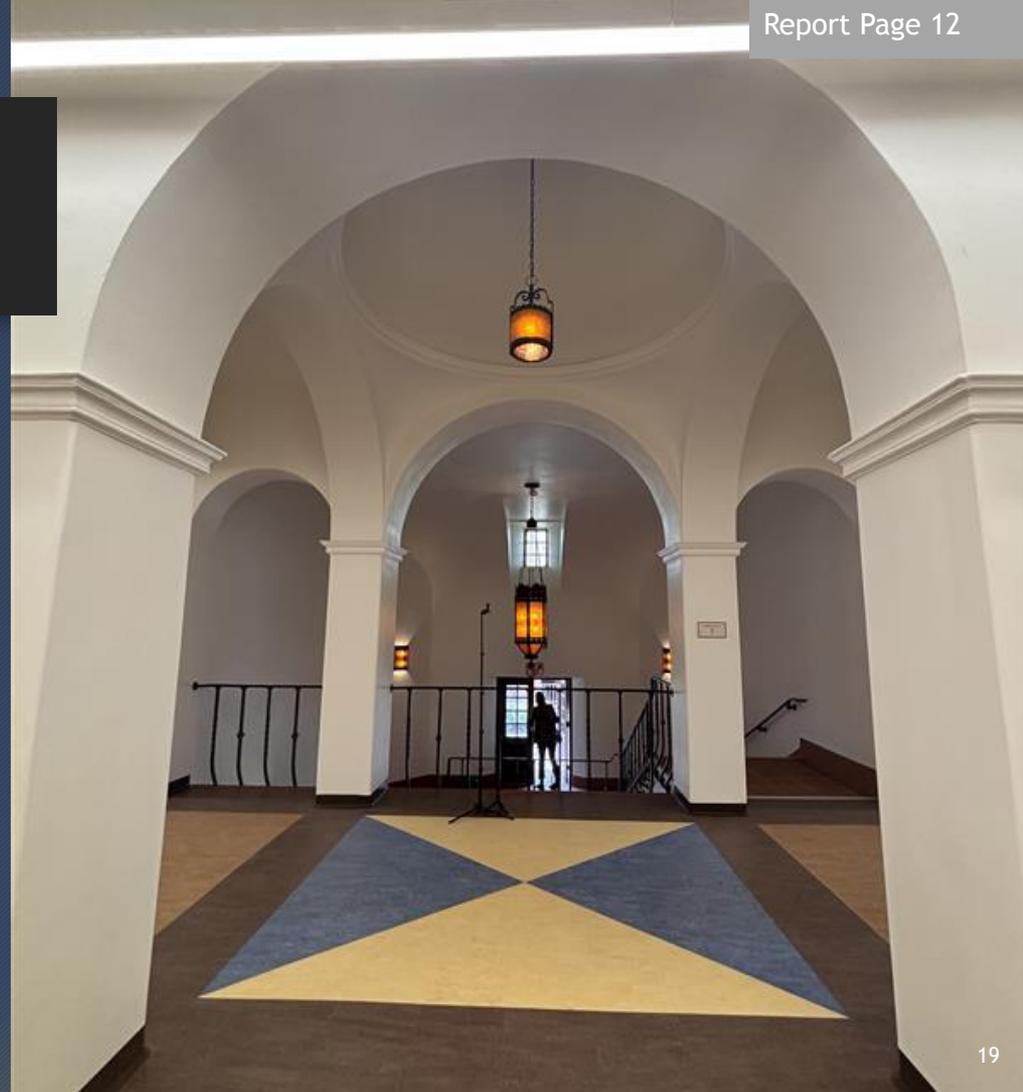
Major Activities Completed:

- Historic dome repairs, retrofit lights, lobby tiles
- Interior vinyl flooring on both floors
- Asphalt renovation and striping
- Interior signage applied throughout building
- Commissioning activities and equipment startup
- Landscaping and irrigation system placement
- Elevator upgrades
- Final construction completion February 16, 2026

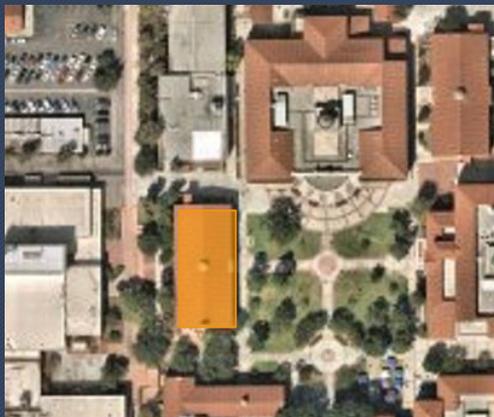
Major Activities Upcoming or Underway:

- Doors and access installation inside building
- Access control installation outside building
- FF&E Equipment Delivery and Installation
- Financial close-out

Final Project Completion Anticipated Summer 2026



Renovate Building 300 Construction Progress



Completed Historical Restoration



Completed North Stairs



Site Work and Landscaping



Updated Interior Hallways and Flooring



Completed Interior Classrooms

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 February 2026.



Updates on campus projects - Fullerton College

New M&O Building and Student Support Center

Major Activities Completed:

- Minor items from DSA being addressed prior to achieving final project completion
- Punch-list items completed

Major Activities Upcoming or Underway:

- Uninterrupted power supply installation
- Change Order No. 2 negotiations
- DSA and financial close-out

Project Completion Anticipated Q2 2026



Updates on campus projects - Fullerton College

New Performing Arts Complex & Demolition Buildings 1100 and 1300

Major Activities Completed:

- Old chiller plant demolition
- Structural steel brace framing at West Building
- Slab-on-grade concrete pour in West Building
- Concrete wall lift 1&2 and grouting at West Building

Major Activities Upcoming or Underway:

- Grading, excavation, foundation shoring in old chiller footprint
- Third concrete wall lift at West Building
- Second level steel formwork at West Building
- Recital hall wall lift at West Building
- Concrete wall construction in orchestra pit at Main Building

Substantial Completion Anticipated Winter 2028

Date 03/04/2026



New Performing Arts Complex Construction Progress



CMU Brick Deliveries, Slab-On-Grade Pour and Recital Hall Steel Structure at West Building



Materials on Site For CMU Wall Installation



CMU Wall Lifts at West Building



Updates on campus projects - Fullerton College

Wilshire Chiller Plant Relocation

Major Activities Completed:

- SCE activation of permanent power
- Art yard hardscaping and finishes (including kilns and canopies)
- SoCal Gas meter reroute and line installation
- Commissioning activities
- Construction 100% complete
- Substantial Completion on March 2, 2026

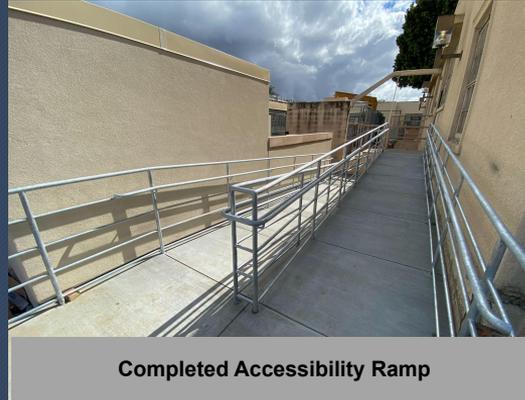
Major Activities Upcoming or Underway:

- Close-out activities

Final Completion Anticipated on April 14, 2026



Wilshire Chiller Plant Relocation Construction Progress



Completed Accessibility Ramp



Chiller Plant Flushing



Cooling Tower



Kiln Furnace and Canopy and Jib Crane



Workbench with Table Surface Installed at Art Yard

Updates on campus projects - Fullerton College

New Horticulture/Lab School/STEM Lab

Major Activities Completed:

- Design kick-off meeting with Architect of Record

Major Activities Upcoming or Underway:

- Schematic Design drawing package finalized and sent to CCCCO for State review and approval in April 2026
- Meetings with Building User Group to assess needs (by department and larger group)
- Assessment of swing space needs

Working Drawings Anticipated to Start in June 2026



Updates on campus projects - Fullerton College

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Softball Field Improvements

Major Activities Completed:

- Back-check comments submittal to DSA on February 2

Major Activities Upcoming or Underway:

- DSA review and approval of responses to back-check comments on Construction Documents submittal

Bidding phase Anticipated to Start late March 2026



Questions

Aerial View - Anaheim Campus

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Phase

Planning

Design

Bidding / Procurement

Construction / Implementation

Close-Out

Updates on campus projects - Anaheim Campus

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Develop Interior and Exterior Signage

Major Activities Completed:

- Design Team review of directional and wayfinding signage completed in December 2025
- Establish signage foundation and hardscape in 8 locations
- Conclusion of fabrication of exterior signage (wayfinding and directional)
- Signage delivery and installation

Major Activities Underway or Upcoming:

- Interior signage design recommendations under review by Campus Project Team to determine upcoming scope of work

Exterior Signage Close-Out Anticipated in March 2026



Develop Interior and Exterior Signage Construction Progress

W. Romneya Dr.

N. Outrigger Way

A. Completed Marquee and Branding Sign

E & F. Completed Canopy Letters

External Directional Signs (B)

Parking Lot IDs (D)

Internal Directional Signs (C)

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

STAFF PARKING →

LOT 2

← MAIN CAMPUS ENTRANCE
 → STUDENT PARKING
 ← CYPRESS BISTRO
 ← ACCESSIBLE PARKING
 ← DROP OFF
 ← DELIVERY

Updates on campus projects - Anaheim Campus

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Restore East Parking Lot

Major Activities Completed:

- Board Agenda Item presentation to Board of Trustees in December 2025 for selection of PaveWest as general contractor
- Notice to Proceed with Construction on January 12, 2026
- PaveWest mobilization, demolition, and grading completed

Major Activities Underway or Upcoming:

- Concrete formwork for curbs and sidewalks
- Completion of electrical repairs, light pole placement, and additional scope of work for fire lane
- Asphalt paving and curing
- Installation of electrical vehicles charging stations

Construction Completion Anticipated mid-March 2026



Restore East Parking Lot



Demolished and Graded Surface



Trenching Activities and Utilities Work



Trenching Activities and Utilities Work



Updates on campus projects - Anaheim Campus

Exterior Green Community Space Enhancement

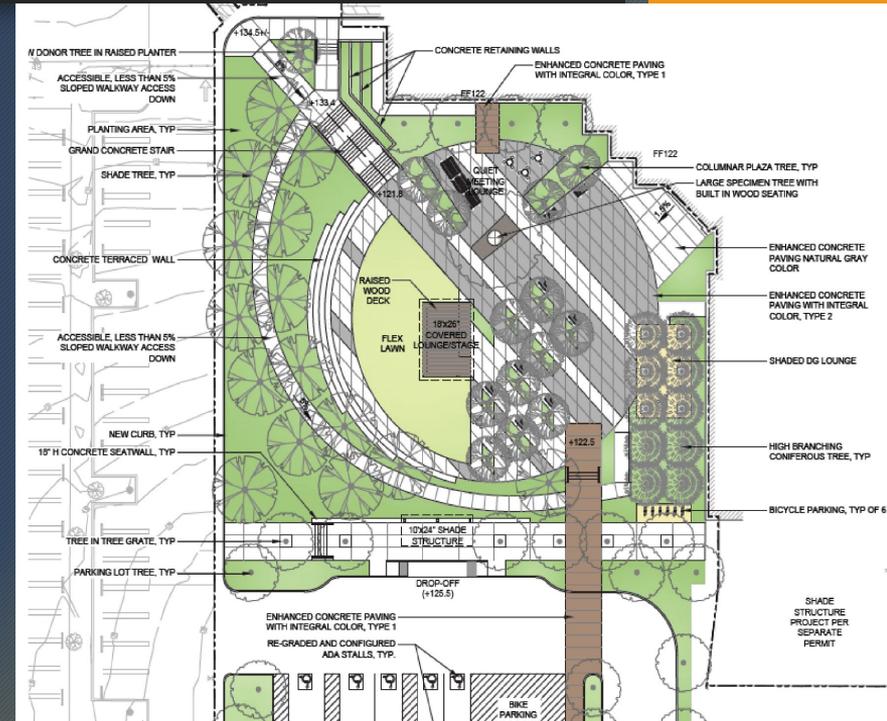
Major Activities Completed:

- Purchase order with MAAS Companies, Inc., to manage project through completion due to competing project timelines

Major Activities Underway or Upcoming:

- RFQ release for pre-qualification of general contractors (GCs) in early March
- Selection of general contractors from pre-qualified pool in April 2026

Construction Anticipated to start June 2026



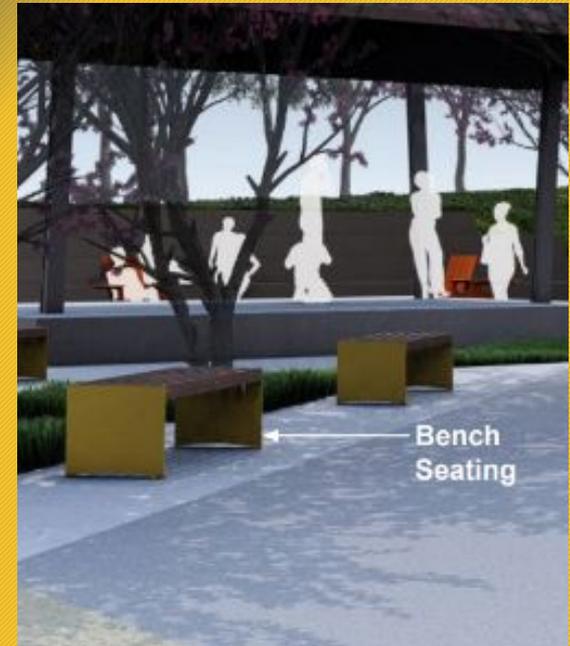
Exterior Green Community Space Enhancement Renderings



Shade Structure and Seating



Amphitheatre Space



**Secondary Shade Structure at Lawn
with Bench Seating**

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 Qtr	Total Incidents
Cypress College								
Fine Arts Renovation (Sundt Construction)	0	0	0	0	1	December 2025	1	15
Fullerton College								
New Performing Arts Complex (SJ Amoroso)	0	0	0	0	0	Jan 2026	0	0
Renovate Building 300 (Icon West)	0	0	0	0	0	December 2025	0	0
Wilshire Chiller Plant Relocation (PPC)	0	0	0	0	0	N/A	0	0
Restore East Parking Lot (PaveWest)	0	0	0	1	0	N/A	1	0

OCIP Inspection - Takes the following items into Consideration:

- Vehicle Equipment Operation
- Materials Handling/Ergonomics
- Trenching/Excavation
- Job Bulletin/Briefing
- 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

**North Orange County Community College District
Measure J
Capital Projects Update
As of January 31, 2026**

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	33,651,980	848,020
Total Estimated:	608,500,000	433,651,980	174,848,020
Less Cost of Interest	800,000	629,654	170,346
Total Available for allocation:	607,700,000	433,022,326	174,677,674

Cost Status:

Campus	Total Budget	%	Actual Expenses to Date	Remaining Balance
Anaheim Campus	23,800,144	3.92%	11,222,970	12,577,175
Cypress Campus	233,473,906	38.42%	159,935,780	73,538,126
Fullerton Campus	325,978,403	53.64%	132,361,846	193,616,557
District Expenses				
• Program Management	20,000,000	3.29%	12,979,977	7,020,023
• Bond Issuance Cost	3,544,600	0.58%	2,048,689	1,495,911
• Holding Account	902,947	0.15%	-	902,947
Totals	607,700,000	100.00%	318,549,262	289,150,738

* 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		Variance	Measure J Expenses		Balance
	SEP FY 2025-26	JAN FY 2025-26		JAN FY 2025-26	JAN FY 2025-26	
Fine Arts Building Renovation **	\$ 56,400,871	\$ 56,400,871	\$ -	\$ 37,036,225	\$ 19,364,646	
Softball Field Renovations	\$ 4,000,000	\$ 4,000,000	\$ -	\$ 263,609	\$ 3,736,391	
LLRC Exterior Patio	\$ 1,287,000	\$ 1,900,000	\$ 613,000	\$ 54,541	\$ 1,845,459	
Central Plant Upgrade	\$ 4,000,000	\$ 4,000,000	\$ -	\$ -	\$ 4,000,000	
SEM (FASS) Bldg. 3 Demolition and Site Restoration	\$ -	\$ 11,123,000	\$ 11,123,000	\$ -	\$ 11,123,000	
Health Sciences Tech Ed III Renovation	\$ 26,126,990	\$ 26,126,990	\$ -	\$ -	\$ 26,126,990	
Planning (Non Project Specific)	\$ 7,135,779	\$ 8,005,283	\$ 869,504	\$ 663,644	\$ 7,341,639	
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	92,011,543	92,011,543	-	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	\$ -	
Mass Communications & Security Systems Upgrade	\$ 1,942,628	\$ 0	\$ (1,942,628)	\$ -	\$ 0	
Update/Improve Infrastructure	\$ 5,162,876	\$ 0	\$ (5,162,876)	\$ -	\$ 0	
Pool Restoration and Upgrade	\$ 5,500,000	\$ -	\$ (5,500,000)	\$ -	\$ -	
SUB TOTAL	\$ 233,473,906	\$ 233,473,906	\$ -	\$ 159,935,780	\$ 73,538,126	

- Budget Transfer 2026-066REV-CC MJ from CC Planning (Non Project Specific) Project to LLRC Exterior Patio Project.
- Budget Transfer 2026-067REV2-CC MJ from Pool Restoration and Upgrade Project to Planning (Non Project Specific) Project.
- Budget Transfer 2026-068REV2-CC MJ from Planning (Non Project Specific) Project to SEM (FASS) Bldg. 3 Demolition and Site Restoration Project. New Project has been created.
- Budget Transfer 2026-063REV-CC MJ from Update/Improve Infrastructure (UII) and Maas Communications/ Security Systems Upgrade (MCS) to SEM (FASS) Bldg. 3 Demolition and Site Restoration Project. UII and MCS projects are suspended.

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

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CURRENT PROJECTS

PROJECT BUDGET/VARIANCE REPORT—FULLERTON

CURRENT PROJECTS	Measure J Budget		Variance	Measure J Expenses	
	SEP FY 2025-26	JAN FY 2025-26		JAN FY 2025-26	Balance
Renovate Buildings 300**	\$ 22,982,000	\$ 22,982,000	\$ -	\$ 15,416,347	\$ 7,565,653
New M & O Building	\$ 6,399,604	\$ 6,399,604	\$ -	\$ 5,811,449	\$ 588,155
Student Support Center	\$ 28,302,917	\$ 28,302,917	\$ -	\$ 25,885,010	\$ 2,417,907
New Performing Arts Complex—Demolish Buildings 1100 and 1300**	\$ 92,005,166	\$ 92,005,166	\$ -	\$ 4,688,262	\$ 87,316,904
Wilshire Chiller Plant Relocation	\$ 15,726,321	\$ 15,726,321	\$ -	\$ 14,876,322	\$ 849,999
Softball Field Improvements	\$ 7,000,000	\$ 7,000,000	\$ -	\$ 421,835	\$ 6,578,165
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	\$ -	\$ 21,763	\$ 25,145,873
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	\$ 5,535,767 ¹	\$ 4,852,003	\$ 527,554	\$ 5,008,213
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	\$ 132,361,846	\$ 193,616,556

1. Budget Transfer 2026-061-FC MJ Interest Earned from DC Holding Account to FC Planning (Non Project Specific)

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

CURRENT PROJECTS

PROJECT BUDGET/VARIANCE REPORT—ANAHEIM

CURRENT PROJECTS	Measure J Budget SEP FY 2025-26		Measure J Budget JAN FY 2025-26		Variance	Measure J Expenses JAN FY 2025-26		Balance
Develop Interior and Exterior Signage	\$ 1,087,431	1,8	\$ 1,437,431	\$ 350,000	\$ 689,165	\$ 748,266		
Restore East Parking Lot	\$ 1,947,851	2,4,7	\$ 2,521,574	\$ 573,723	\$ 119,575	\$ 2,401,999		
Exterior Green Community Space Enhancement	\$ 1,839,000	9	\$ 1,938,926	\$ 99,926	\$ 165,540	\$ 1,773,386		
2nd Floor Admission & Records and Lobby Remodel	\$ 813,000	5,6	\$ 1,138,049	\$ 325,049	\$ -	\$ 1,138,049		
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		
Update/improve Infrastructure	\$ 224,938		\$ 224,938	\$ -	\$ -	\$ 224,938		
Planning (Non Project Specific)	\$ 1,440,000	8,10,12	\$ 1,407,132	\$ (32,868)	\$ 16,315	\$ 1,390,817		
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	11	\$ 1,605,764	\$ (44,236)	\$ 1,605,764	\$ -		
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	\$ -		
Canvas Sail Shade Structure	\$ 200,000	5	\$ -	\$ (200,000)	\$ -	\$ -		
Upper Deck Enhancements	\$ 309,901	7	\$ -	\$ (309,901)	\$ -	\$ -		
Swing Space Hotel, Restaurant, and Culinary Arts	\$ 2,500,000	3,9,10	\$ 2,497,127	\$ (2,873)	\$ 2,497,127	\$ -		
Outdoor Patio Remodel	\$ 1,182,500	6,12	\$ 1,034,555	\$ (147,945)	\$ 1,034,555	\$ -		
Anaheim Campus Tower First Floor Life/Safety Renovation **	\$ 2,510,440	1,4	\$ 1,996,618	\$ (513,822)	\$ 1,996,618	\$ -		
SUB TOTAL	\$ 23,703,091		\$ 23,800,144	\$ 97,053	\$ 11,222,970	\$ 12,577,175		

- Budget Transfer 2026-056-AC MJ from Anaheim Tower 1st Floor Life/Safety Renovation to Develop Interior and Exterior Signage Project to augment the Budget.
- Budget Transfer 2026-057-AC MJ Interest Earned to AC Restore East Parking Lot Project to augment the Budget
- Expense Transfer J0076574-AC Swing Space, Hotel, Restaurant, and Culinary Arts is posted in FSP and requested in Banner October 17, 2025
- Budget Transfer 2026-059-AC MJ and MJ Interest Earned balance from Anaheim Tower 1st Floor to AC Restore East Parking Lot Project to augment the Budget
- Budget Transfer 2026-055REV-AC MJ Outdoor Patio Remodel to 2nd Floor Admission & Records and Lobby Remodel. Prior BTR 2026-055 moved it to Canvas Sail Project. Canvas Sail project is suspended..
- Budget Transfer 2026-060-AC MJ Outdoor Patio Remodel to 2nd Floor Admission & Records and Lobby Remodel Project
- Budget Transfer 2026-061-AC MJ Upper Deck Enhancement to Restore East Parking Lot Project
- Budget Transfer 2026-062-AC MJ from Planning (Non Project Specific) to Develop Interior & Exterior Signage Project.
- Budget Transfer 2026-063-AC MJ from Swing Space - Hotel, Restaurant and Culinary Arts to Exterior Green Community Space Enhancement Project.
- Budget Transfer 2026-064-AC MJ Interest Earned from DC Holding account to Swing Space -Hotel, Restaurant and Culinary Arts Project. Expense Transfer to follow.
- Budget Transfer 2026-065-AC MJ from Swing Space -Interim Housing to AC Planning (Non Project Specific) Project. MJ Budget is financially complete.
- Budget Transfer 2026-067-AC MJ from Outdoor Patio Remodel Project to AC Planning (Non Project Specific) Project. Outdoor Patio Remodel Project is financially complete.

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

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PROJECT BUDGET/VARIANCE REPORT—DISTRICT

DISTRICT WDE EXPENSE	Measure J Budget SEP FY 2025-26	Measure J Budget JAN FY 2025-26	Variance	Measure J Expenses JAN FY 2025-26	Balance
Program Management Fees	\$ 20,000,000	\$ 20,000,000	\$ -	\$ 12,979,977	\$ 7,020,023
Bond Issuance Cost	\$ 3,544,600	\$ 3,544,600	\$ -	\$ 2,048,689	\$ 1,495,911
Holding Account*	\$ 1,000,000	\$ 902,947	\$ (97,053)	\$ -	\$ 902,947
SUB TOTAL	\$ 24,544,600	\$ 24,447,547	\$ (97,053)	\$ 15,028,666	\$ 9,418,881

1. Budget Transfer 2026-064-AC MJ Interest Earned from DC Holding account to AC Swing Space - Hotel, Restaurant and Culinary Arts Project



NORTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT
 CYPRESS - FULLERTON - ANAHEIM (NOCE)
 90-DAY LOOK AHEAD SCHEDULE
 (02-01-26 TO 04-30-26)



	February			March				April				Comments	
	3	10	17	24	3	10	17	24	7	14	21		28
GENERAL													
NOCCCD Board Meetings													February 10 and 24, March 10 and 24, April 14 and 28 (Anaheim - NOCE Campus)
COC Meetings													Wednesday, March 4, 2026
Bond Program Management Team Meetings													Scheduled: February 10, Tentative: March 10, April 21 (meetings held via Teams and NOCE Anaheim-Campus)
PROFESSIONAL SERVICES PROCUREMENT - RFP/RFQ													
DISTRICT													
FF&E Consulting Services Re-Release of Statement of Qualifications (SOQ)													
Board Agenda Item (BAI) for Selected Firm for Selected Pool of Firms													Complete
Release of Requests for Qualifications for Scheduling, Cost Estimating, and Commissioning													
RFQ Development for Scheduling and Cost Estimating Pool													In Progress
RFQ Release for Scheduling and Cost Estimating Pool													Upcoming (Anticipated February 27)
RFQ Review and Selection of Scheduling and Cost Estimating Pool Candidates													Upcoming (Anticipated on April 27)
Board Agenda Item (BAI) for Selected Firm for Selected Pool of Firms													Upcoming (Anticipated on April 28)
RFQ Development for Commissioning Pool													In Progress
RFP Release for Commissioning Pool													Upcoming (Anticipated Start mid-February)
RFQ Review and Selection of Commissioning Pool Candidates													Upcoming (Anticipated Start March 24)
Board Agenda Item (BAI) for Selected Firm for Selected Pool of Firms													Upcoming (Anticipated on April 14)
CYPRESS													
SEM (FASS) Building 3 Demolition and Site Restoration													
RFP Release for Architect of Record Selection													Upcoming (Anticipated early August 2026)
RFP Release for Architect of Record Selection Review													Upcoming (Anticipated to Start After Proposals are Received in late late August 2026)
Board Agenda Item Presentation													Upcoming (Anticipated late September to Board of Trustees)
PLANNING													
CYPRESS													
SEM (FASS) Building 3 Demolition and Site Restoration													
Planning													In Progress
DESIGN PHASE													
CYPRESS													
LLRC Exterior Patio													
Schematic Design/Design Development													Complete
Design Development Drawings Review by Campus Project Team													Complete
Construction Documents													In Progress
Softball Field Renovations													
Construction Documents													Upcoming (Final 100% Construction Documents Pending Final Design Geogrid Design and 2026 Building Code Update)
Constructability Review													Upcoming (Anticipated to Start in February 2026)
Central Plant Upgrade													
Schematic Design/Programming Validation													Complete
Guaranteed Maximum Price Process (GMP)													In Progress
Board Agenda Item for Agreement on GMP and Start of Phase 2													Upcoming (Anticipated at Board of Trustees' Meeting in late April 2026)
Design Development													Upcoming (Anticipated in late April 2026 Predicated on the Completion of Guaranteed Maximum Price Process)
SEM (FASS) Building 3 Demolition and Site Restoration													
Schematic Design													Upcoming (Anticipated to Start in May 2026 Predicated on the Completion of Architect of Record Selection)
FULLERTON													
New Horticulture/Lab School/STEM Lab													
Preliminary Plans (Planning and Schematic Design)													In Progress
CCCCO Review/Approval of Preliminary Drawings by CCCCC													Upcoming (Anticipated to start in April and Approval Received in June 2026)
Working Drawings (Design Development and Construction Documents)													Upcoming (Anticipated to Start June 2026 Predicated on Approval from CCCCCO)
Infrastructure Assessment - Bldgs. 1100, 1300 and 500													
Design Recommendations													Complete (January 23, 2026)
Design Recommendations Review													In Progress
Finalized Report and Cost Estimate for Individual Infrastructure Projects													Upcoming (Anticipated in Late February 2026)

The 90 day schedule has been updated since the report's printing date



NORTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT
 CYPRESS - FULLERTON - ANAHEIM (NOCE)
 90-DAY LOOK AHEAD SCHEDULE
 (02-01-26 TO 04-30-26)



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	February			March			April				Comments		
	3	10	17	24	3	10	17	24	7	14		21	28
DSA PHASE & AGENCY REVIEW													
CYPRESS													
Softball Field Renovations													
DSA Review													Upcoming (Anticipated in Summer 2026 Contingent on Completion of CGS Review and Incorporation into CDs)
California Geological Survey (CGS) Review - 2025 Building Code Update Submittal													In Progress
LLRC Exterior Patio													
DSA Review													Upcoming (Anticipated in May 2026, Contingent upon the Completion of Construction Documents)
FULLERTON													
Softball Field Improvements													
DSA Review													In Progress (100 Percent Construction Documents Under DSA Review; Approval Anticipated in late-February 2026)
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
General Contractor Firm Review & Selection													Complete
Board Agenda Item Presentation for Selected GC													Complete
Exterior Green Community Space Enhancement													
General Contractor Selection Process - Prequalification of Firms													
General Contractor Selection Process - Request for Qualifications for GC Firms													Upcoming (General Contractor Prequalification Anticipated to Start March 2)
General Contractor Selection Process - Campus Project Team Review of Proposals													Upcoming (Review Anticipated to Start April 1)
General Contractor Selection Process - Bid Document Released to Prequalified Firms													Upcoming (Anticipated to Begin April 28)
General Contractor Selection Process - Firm Review and Selection by Campus Project Team													Upcoming (Anticipated to Start April 24)
General Contractor Selection Process - Board Agenda Item Presentation for Selected Firm													Upcoming (Anticipated to be Presented in late May)
PRE-CONSTRUCTION PHASE													
Restore East Parking Lot													
Notice to Proceed with Construction (NTP) and Mobilization													Complete (NTP Start on January 6, 2026)
CONSTRUCTION PHASE													
ANAHEIM													
Develop Interior and Exterior Signage													
Exterior Signage Fabrication													In Progress
Exterior Signage Implementation													Upcoming (Anticipated to Start February 18)
Restore East Parking Lot													
Demolition													Complete
Site grading and Utility Work - Grading Complete; Utility Work Underway													In Progress
Form and Pour Concrete													Complete
Landscaping													In Progress
Electrical Work													In Progress
Install Rock Base Layer Prior to Asphalt Pouring													Upcoming
Asphalt Paving to form Parking Lot													Upcoming (Anticipated to Start in mid-February)
Old Parking Stall Striping Removal in 2 Areas and New Parking Stall Striping													Upcoming (Anticipated to Start in mid-March)

The 90 day schedule has been updated since the report's printing date



NORTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT
 CYPRESS - FULLERTON - ANAHEIM (NOCE)
90-DAY LOOK AHEAD SCHEDULE
 (02-01-26 TO 04-30-26)



	February			March			April			Comments	
	3	10	17	24	3	10	17	24	7		14
CONSTRUCTION PHASE											
CYPRESS											
Fine Arts Building Renovation											
Building Enclosure											
Window Installation and Testing - Installation Complete, Testing Underway											
Exterior Improvements											
Kiln Yard											
Site Work (Irrigation, Hardscaping, Flatwork, Tree Planning, Flatwork)											
Interior Improvements											
Mezzanine											
Restrooms											
Labs - All Levels - Tiling, Hardware, Doors, Partition, Painting											
Lecture & Office Space - Lockers, Tack Boards, Projector Screen, Speakers, Digital Display											
Owner Furniture Controlled Installation on All Floors - Instruction Stations											
Elevators											
BDF and IDF Rooms											
Finishes - All Floors - Lobby, Labs, Offices, Restrooms											
Commissioning Activities - Equipment Start, BMS Startup, Testing & Balancing											
FULLERTON											
Renovate Building 300											
Exterior Improvements											
Parking Lot Asphalt Renovation											
Site Work											
Door, Hardware, and Access Control - Exterior											
Door, Hardware, and Access Control - Conduits											
Door, Hardware, and Access Control - Device Installation and Programming											
Interior Improvements											
Door, Hardware, and Access Control - Interior											
Door, Hardware, and Access Control - Interior Door Delivery											
Door, Hardware, and Access Control - Conduits											
Door, Hardware, and Access Control - Device Installation and Programming											
Finishes											
Elevator Upgrade											
Furniture, Fixtures & Equipment											
Commissioning											
New Performing Arts Complex											
West Building											
Steel Erection at Recital Hall (RH)											
CMU Wall Installation at W. Bldg. - Lifts 1-3 and Grouting											
CMU Wall Installation at W. Bldg. RH - Lifts 1-3 and Grouting											
Level 2 Structure W. Bldg. - Stand Column, Framing, Frames, Decking											
Underground Utilities and Slab-on-Grade Concrete Pour											
Main Building											
Grade Beams and Pile Caps											
Grading, Excavation, and Installation of Foundation Shoring in Old Chiller Footprint											
Orchestra Pit Concrete Formwork, Reinforcement Bar, Concrete Foundation Pour											
Basement - Foundation, Excavation, Backfill, Slab on Grade Pour											
Site Demolition											
New M&O Building and Student Support Center											
Building Finishes											
Uninterrupted Power Supply for Entry Doors, Tree Grate Installation											
Update/Improve (SS-New M&O)											
Final Relocation of Bins and Dismantling of Swing Space											



NORTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT
 CYPRESS - FULLERTON - ANAHEIM (NOCE)
90-DAY LOOK AHEAD SCHEDULE
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	February				March				April				Comments
	3	10	17	24	3	10	17	24	7	14	21	28	
CONSTRUCTION PHASE													
Wilshire Chiller Plant Relocation													
Building Finishes													
Interior Finishes - Priming/Painting, MEP Finishes, and Card Readers													In Progress
Arts Yard													
Canopy Install, Ramp, Electrical Rough-In, Concrete Pour													Complete
Finishes													In Progress
Southern California Edison (SCE) Electrical Yard													
SCE Permanent Power Activation Site-wide													Complete
Hardscape and Site Work													In Progress
Commissioning and Energizing - MEP Connection, Startup & Testing, Commissioning													In Progress
CLOSE-OUT PHASE													
ANAHEIM													
Outdoor Patio Remodel													
Financial Close-Out													Complete
Swing Space Interim Housing													
Financial Close-Out													Complete
Restore East Parking Lot													
Substantial Completion													Upcoming (Anticipated on March 20, 2026)
Punch-List Activities													Upcoming (Anticipated to Start on March 20, 2026)
Final Completion													Upcoming (Anticipated on March 20, 2026)
Financial Close-Out													Upcoming (Anticipated Start in mid-March, 2026)
CYPRESS													
Fine Arts Building Renovation													
Substantial Completion													Upcoming (Anticipated on March 23, 2026)
Punch-List Activities													Upcoming (Anticipated to Start on March 12, 2026)
Final Completion													Upcoming (Anticipated on June 29, 2026)
Financial Close-Out													Upcoming
Swing Space - Hotel, Restaurant, and Culinary Arts													
Financial Close-Out													Complete
FULLERTON													
Renovate Building 300													
Substantial Completion													Achieved January 16, 2026
Punch-List Activities													Complete
Final Completion													Upcoming (Anticipated on February 17)
Financial Close-Out													In Progress (Final Document, State, and Financial Close-Out Activities Underway)
Wilshire Chiller Plant Relocation													
Substantial Completion													Upcoming (Anticipated March 2)
Punch-List Activities													In Progress (Punch-List Walk Anticipated on February 18, 2026)
Final Completion													Upcoming (Anticipated April 14)
Financial Close-Out													In Progress
New M&O Building and Student Support Center													
Punch-List - Uninterrupted Power Supply for Entry Doors													In Progress
Final Completion													Upcoming (Anticipated in Q2 2026)
Financial Close-Out													In Progress

Thank you

Next Meeting: June 3, 2026
Location: NOCE Anaheim Campus