

North Orange County Community College District
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 Anaheim, CA 92801



MEASURE J

NORTH ORANGE COUNTY
 COMMUNITY COLLEGE DISTRICT

Non-Profit Organization
 U. S. Postage
PAID
 Permit No. 884
 Fullerton, California



MEASURE J

NORTH ORANGE COUNTY
 COMMUNITY COLLEGE DISTRICT

Design Rendering of the Recital Hall at the Fine Arts Building Renovation at Cypress College

2022/23

MEASURE J COMMUNITY PROGRESS REPORT

Letter from the COC Chairman to Our Community,

To My Fellow Citizens of North Orange County:

I am pleased to report that the Measure J bond program has entered a period of growth as new projects move through the planning and design phases in preparation for construction later this year. This period of incubation is supported by easing constraints as we return to pre-2020 conditions. However, while projected growth and good tidings ring true for the economy moving forward, industry experts have noted a variable slow-down in sectors of the construction industry. Construction firms previously focused on other parts of the industry are now receptive to working on nonresidential projects, including ours, pushing nonresidential construction forward. Additionally, the change in interest rate policy over the last two years has produced funds in the form of interest earned that will mature to approximately \$16 million by next summer. While this unexpected influx of funds will not solve overstretched budgets, this amount will close the gap where possible.

Over the previous year, projects at each campus moved swiftly through the design phase and received approvals from relevant State agencies like the Division of State Architect and the California Community Colleges Chancellor's Office on the path towards construction. Three swing space projects broke ground to serve as temporary locations for uninterrupted instruction and administrative services in preparation for the construction of the Fine Arts Building Renovation at Cypress College and Anaheim Tower First Floor Life/Safety Renovation at NOCE-Anaheim Campus. At Fullerton College, the Renovate Building 300 project received approvals from the Division of State Architect as well as the California Geological Survey for a seismic upgrade to ensure a safer learning environment. Next, the New Maintenance and Operations Building and Chapman/Newell Instructional Building are anticipated to break ground in October. Once constructed, the latter building will provide critical support services to many of Fullerton's students through the Campus Veterans' Resource Center, Student Wellness Center, the Campus Food Bank, and Umoja Community Program.

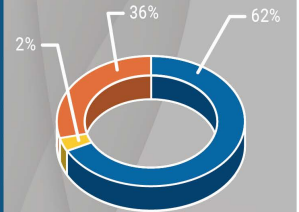
The construction industry has recently faced long wait times to acquire formerly available items, including electrical equipment, that have encouraged project managers to creatively strive for solutions. There was at least a 24-week wait for new switchgear equipment to power projects after construction. Each campus exercised differing strategies to best procure the sought-after item. NOCE-Anaheim Campus gained a new switchgear when staff on the Campus Project Team negotiated the sale of a used item on behalf of the General Contractor that will be used for the duration of the Swing Space-Interim Housing project. Similarly, Cypress College acquired a temporary switchgear rental from a local purveyor for the Swing Space-Hotel, Restaurant, and Culinary Arts project. Meanwhile, Fullerton College leveraged time to acquire this item for the New Maintenance & Operations Building and Chapman/Newell Instructional Building as each project's delivery method, a Progressive Design-Build, made early procurement possible by claiming a space in line early on to ensure its timely delivery on site. Additionally, all campuses have readjusted budgets from materials cost escalation to allocate more funds for ongoing efforts by reconsidering the current list of projects. It is this commitment that has preserved project timelines, budgets, and ensured operability.

As we continue this work, the Campus Project Teams and the District remain steadfast in the shared goal to provide the best learning environment for our students using resourcefulness, creativity, and determination. As projects continue along the path toward construction, we look forward to inviting you to multiple groundbreaking ceremonies by the end of the year. For additional information, please refer to the District and campus websites for event information.

Sincerely,
Richard Rams
 Dr. Richard Rams

MEASURE J TO DATE

To ensure maximum fiscal responsibility, NOCCCD is continually tracking design and construction expenditures for all active projects. Planning for the upcoming series of projects is underway in response to the updates to educational and facilities master plans at the three District campuses.



■ Uncommitted Balance...\$365.9M
 ■ Committed.....\$ 10.2M
 ■ Expended.....\$210.9M

*Data as of 6/23/2023



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Exterior Rendering of the New Performing Arts Complex at Fullerton College

MEASURE J COMMUNITY PROGRESS REPORT

NOCCCD Board of Trustees

President - Ed Lopez | Vice President - Evangelina Rosales | Secretary - Jeffrey P. Brown
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• Cypress College: cypresscollege.edu/measure-j-bond-program/
 • District Office: noccdd.edu/bond-measure-j

Visit our Measure J Websites

• Fullerton College: vpas.fullcoll.edu/home/campus-projects-home/
 • MAAS Companies: noccdbond.maasco.com



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MEASURE J COMMUNITY PROGRESS REPORT

Construction Activities at Swing Space Interim Housing at NOCE Anaheim Campus



FORUMS

To best hear from our surrounding communities, Citizens' Oversight Committee (COC) meetings are held on a quarterly basis. These in-person public meetings, allow for sharing information, meaningful dialogue, and opportunities for questions from both our community partners and the public. COC meetings are scheduled for the following dates in 2023 and 2024. Please check the District website for the most recent details on platform, location, and time.

- September 6, 2023
- December 6, 2023
- March 6, 2024
- June 5, 2024

STAFFING

The District has retained experienced firms to assist in all project stages. In addition, campuses have Capital Project Managers to lead stakeholders' meetings, and guide the decision-making processes with the collaboration of Assistant Project Managers. MAAS Companies continues to oversee all Measure J construction projects following an extension of its current contract to 2025. The campus architects, DLR Group, Westberg White Architecture, and PBK-WLC, as well as the Architects of Record, including RNT Architects, Pfeiffer Partners Architects, and SVA Architects, are actively providing architectural guidance and expertise to the campuses.

FINANCE

At the start of Fiscal year 2023-2024, with assistance from the Bond Program Management Team, the District continues to closely monitor quarterly cash flow projections based on proposed and active project schedules to determine the future need for bond series release. The upcoming series release is anticipated in 2025.

Measure J	\$574,000,000
Interest Earned to Date (May 2023)	\$13,173,324
Bond Series A (Issued 2016)	\$100,000,000
Bond Series B (Issued 2019)	\$150,000,000
Bond Series C (Issued 2022)	\$150,000,000
Contracted - Measure J Only (June 2023)	\$205,760,443
Expended - Measure J Only (June 2023)	\$210,992,900

3 PROJECTS IN PLANNING OR DESIGN

At Cypress College, the Campus Project Team released a Request for Proposal for Architectural Services for the Softball Field Renovations project. The Architect of Record was selected based on the proposals received in late August. The team also assessed the Health Sciences Program's uses to better understand the required renovations for this project. The New Welcome Center at Fullerton College entered the planning phase in late 2022 and continues into 2023. The team is refining programming needs, according to building user requirements and assessing funding needs for the future of this project.

1 PROJECTS IN BIDDING OR CONSTRUCTION

At Cypress College, the Fine Arts Building Renovation has entered the bidding phase using a pool of prequalified specialty contractors. At Fullerton College, multiple projects have entered the bidding phase that will shift to active construction by the end of the year including the New Performing Arts Complex and the Renovate Building 300 project. The Wilshire Chiller Plant Relocation project is also moving through the bidding phase and will break ground in early 2024. At NOCE-Anaheim Campus, signage installation under the Develop Interior/Exterior Signage project began in late August. At Cypress College, construction activities are expected to begin on site for the Electrical Vehicles (EV) SCE Charging Stations at Lot 4 to make way for 60 stations upon completion this winter.

28 COMPLETED PROJECTS

Cypress College recently closed-out three projects on campus including the Swing Space-Fine Arts (Old SEM) that is intended to temporarily accommodate all classroom and administrative activities for the Fine Arts program for the duration of renovation and construction of the Fine Arts Building. The Campus-Wide Security Systems Upgrade (Phase I) updated existing security measures with a new video monitoring system and monitoring station for increased campus security. The LLRC Secondary Data Center (Phase II) project reinforced and strengthened the Wi-Fi infrastructure for seamless access on campus. And lastly, the IT Network Refresh project ended in August providing an upgraded network infrastructure for an improved user experience at all three campuses in the District.

Anticipated Projects for the Next Five Years

NOCE-ANAHEIM CAMPUS	CYPRESS COLLEGE	FULLERTON COLLEGE
<ul style="list-style-type: none"> Anaheim Tower First Floor Life/Safety Renovation* Swing Space-Interim Housing Swing Space -Hotel, Restaurant, and Culinary Arts Outdoor Patio Remodel Develop Interior/Exterior Signage 2nd Floor Lobby Remodel ADA Improvements 	<ul style="list-style-type: none"> Fine Arts Building Renovation* Electrical Vehicles (EV) SCE Charging Stations - Lot 4 Softball Field Renovations Central Plant Upgrade Health Sciences Renovations Pool Restoration and Upgrade ADA Improvements 	<ul style="list-style-type: none"> New Performing Arts Complex* Renovate Building 300* Wilshire Chiller Plant Relocation New Welcome Center & Lot C West New Horticulture/Lab School/STEM Lab New Maintenance & Operations Building Chapman/Newell Instructional Building ADA Improvements

* Denotes projects for which the District has submitted for State-matching funds.

Citizens' Oversight Committee

The Citizens' Oversight Committee (COC) are community leaders who ensure that bond funds are invested on facility improvements stipulated in the bond language approved by voters in 2014. Members serve a two-year term for up to three consecutive periods. The committee convenes quarterly at meetings open to the public. For meeting information, approved meeting minutes, public comments, and additional committee information visit the District's Measure J website: www.noccd.edu/bond-measure-j

MEMBERS (APPOINTED DATE)

- Richard Rams - (COC Chair)**
Community Member (December 2021)
- Carla Skarin**
Community Member (December 2021)
- Fiza Valiulla**
Student Organization (December 2021)
- Paulette Chaffee**
College Support Organization (December 2021)
- Beverly Falco**
Community Member (August 2020)
- Danielle Thomas**
Business Organization (October 2020)
- Gail Lyons**
Senior Citizens Organization (December 2021)
- Sueling Chen**
Community Member (October 2020)
- Thomas Quinn**
Taxpayers Association (June 2022)



Exterior Rendering of the Chapman/Newell Instructional Building at Fullerton College



Completed Classroom at Swing Space - Fine Arts (Old SEM) at Cypress College

COST STATUS OF MEASURE J PROJECTS

CAMPUS	BOND FUNDS	BOND FUNDS %	OTHER FUNDS	TOTAL BUDGET	TOTAL BUDGET %	ACTUAL EXPENSES AS OF 6/30/2023	SPENT % OF TOTAL BUDGET	REMAINING BALANCE
NOCE-Anaheim Campus	\$ 23,107,800	3.93%	\$24,311,298	\$ 47,419,098	6.34%	\$ 14,644,242	30.88%	\$ 32,774,856
Cypress College	\$ 225,921,200	38.49%	\$59,978,206	\$ 285,899,406	38.27%	\$133,477,035	46.69%	\$152,422,371
Fullerton College	\$ 313,626,400	53.43%	\$75,839,496	\$ 389,465,896	52.13%	\$ 82,246,691	21.12%	\$307,219,205
District Expenses:								
Program Management	\$ 20,000,000	3.41%	\$ -	\$ 20,000,000	2.68%	\$ 8,590,540	42.95%	\$ 11,409,460
Bond Issuance Cost	\$ 3,544,600	0.60%	\$ -	\$ 3,544,600	0.47%	\$ 1,655,499	46.70%	\$ 1,889,101
Other Bond Expense	\$ 800,000	0.14%	\$ -	\$ 800,000	0.11%	\$ 759,953	94.99%	\$ 40,047
TOTALS	\$ 587,000,000	100.00%	\$160,129,000	\$ 747,129,000	100.00%	\$241,373,960	32.31%	\$505,755,040