

North Orange County Community College District  
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 Fullerton, California



# MEASURE J

NORTH ORANGE COUNTY  
 COMMUNITY COLLEGE DISTRICT




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 COMMUNITY COLLEGE DISTRICT

**2023/24**

Construction Activities at the Anaheim Tower First Floor Life/Safety Renovation - NOCE Anaheim Campus

## MEASURE J COMMUNITY PROGRESS REPORT

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• Cypress College: <https://www.cypresscollege.edu/measure-j-bond-program/>  
 • District: <https://www.nocccd.edu/bond-measure-j>

Visit our Measure J Websites

• Fullerton College: <https://vpas.fullcoll.edu/home/campus-projects-home/>  
 • MAAS: <https://nocccdbond.maasco.com/>



# MEASURE J

NORTH ORANGE COUNTY  
 COMMUNITY COLLEGE DISTRICT



Topping Out Ceremony for New M&O Building – Fullerton College

**2023/24**

## MEASURE J COMMUNITY PROGRESS REPORT

Letter from the COC Chairman to Our Community,

Dear Community,

As the tenth year of the Measure J Bond program comes to a close, the Citizen's Oversight Committee takes immense pride in witnessing the significant strides being made by the North Orange County Community College District (NOCCCD) to enhance the educational opportunities for our students. An unprecedented seven projects have broken ground over this fiscal year, making it the busiest year of the Measure J Bond Program since its inception. Also, with the infusion of nearly \$86M from the State of California, the District has been able to stretch our Measure J dollars further with this second round of construction.

At Cypress College, a comprehensive renovation and reconstruction of the Fine Arts Building is currently underway to enhance and modernize office and educational spaces, complete with new technologies to support learning and soundproofing to facilitate music lessons during academic instruction. Efforts will also include seismic improvements to provide a safe user experience in our earthquake-prone region. At parking lot 4, the campus partnered with Southern California Edison (SCE) over the summer to install 60 electric vehicle (EV) charging stations to meet the growing charging demands on campus.

In February 2024, the Anaheim Tower Renovation project at North Orange Continuing Education (NOCE) advanced into the construction phase with the intention of replacing the existing protective waterproofing barrier at the parking surface which also serves as the roof of the first floor. Repairs to address water intrusion on the interior of the structure will be made to strengthen structural integrity and prevent damage during storms. The Outdoor Patio Remodel is progressing with the purpose of establishing a multifunctional area for instruction, recreation, cultural activities, and community-building. The project concluded the design phase in June after the Division of the State Architect (DSA) completed its review of the Construction Documents for building code compliance and provided its approval. Construction will begin in winter 2024 and proceed into 2025.

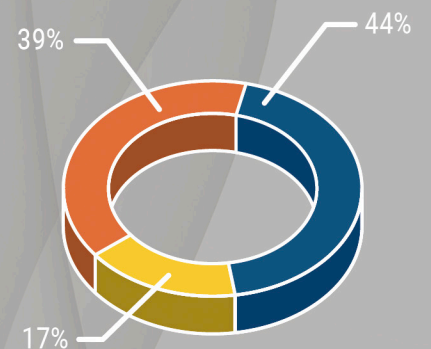
At Fullerton College, an impressive four projects are currently in construction. With concrete, steel framework, stairs and walls in place, the New Maintenance & Operations and Chapman/Newell Instructional projects have developed into buildings since October 2023. In May 2024, renovation of Building 300 commenced construction with the aim to create an updated educational environment by providing new learning and office spaces without changing the historic character of the building. Efforts are underway to preserve the existing lighting fixtures, exterior doors, and windows in line with the campus's Hispano-Moresque architecture. Similar to the Fine Arts Renovation at Cypress College, Building 300 will also undergo a seismic retrofit to safeguard occupants from seismic activity in the future.

Finally, I'm pleased to share that alumni from Fullerton and Cypress Colleges are putting their acquired skills to use by participating in Measure J projects and supporting their fellow Hornets and Chargers. As a local resident and former dean at Cypress College, I take great pride in observing the expertise that our former students have gained over the course of their careers. As a committee, we are also honored to have residents who are living within District boundaries and are actively involved in the design and construction of our Measure J projects. This form of investment is a testament to the District's commitment in strengthening their collaboration with members of our community and alumni. I look forward to continuing to share the tremendous progress being made at NOCCCD in the following year.

Best wishes,  
*Richard Rams*  
 Dr. Richard Rams  
 Chairman, Citizen's Oversight Committee

### 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...\$263.0M  
 ■ Committed.....\$102.6M  
 ■ Expended.....\$228.6M

\*Data as of 6/30/2024





# MEASURE J

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## 2023/24

Completed demolition and abatement activities at Fine Arts Building Renovation - Cypress College.

### MEASURE J COMMUNITY PROGRESS REPORT

#### FORUMS

To better hear from our surrounding communities, Citizens' Oversight Committee (COC) meetings are held on a quarterly basis. These in-person public forums allow for sharing information, meaningful dialogue, and opportunities for questions from our community partners and the public. COC meetings are scheduled for the following dates in 2024 and 2025. Please check the District website for the most recent details on platform, location, and time.

- September 4, 2024
- March 5, 2025
- December 4, 2024
- June 4, 2025

#### 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. Construction Managers, Simpson & Simpson and Kitchell, are supporting construction efforts at Fullerton College. MAAS Companies continues to oversee all Measure J construction projects following an extension of its current contract to 2025. DLR Group, Westberg White Architecture, and PBK-WLC are actively providing architectural guidance and expertise to the campuses.

#### FINANCE

At the start of the fiscal year, 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 2026.

<b>Measure J</b>	<b>\$574,000,000.00</b>
<b>Interest Earned to Date (May 2024)</b>	<b>\$ 22,456,905.00</b>
<b>Bond Series A (Issued 2016)</b>	<b>\$100,000,000.00</b>
<b>Bond Series B (Issued 2019)</b>	<b>\$150,000,000.00</b>
<b>Bond Series C (Issued 2022)</b>	<b>\$150,000,000.00</b>
<b>Contracted (June 2024)</b>	<b>\$331,147,504.00</b>
<b>Expended (June 2024)</b>	<b>\$228,580,132.00</b>

### 6 PROJECTS IN PLANNING OR DESIGN

At Cypress College, the Softball Field Renovations project has completed schematic design; the project has entered Design Development. Prior to its start, The Campus Project Team reviewed project requirements with the Building User Group (BUG) to ensure budget and programming are aligned. Fullerton College initiated the Athletic Field Improvements at the end of the last fiscal year. Campus Leadership is working with the project architect to address the conceptual design, preliminary scope of work, and cost estimate as part of the planning phase. The Anaheim Campus Project Team is in the early stages of developing a concept for the Exterior Greenspace Enhancement project to serve as a gathering space for formal and social events for students, faculty, and staff to enjoy.

### 10 PROJECTS IN BIDDING OR CONSTRUCTION

Throughout the District, seven projects have commenced this year, two have entered the bidding phase, and one project is continuing construction from the previous fiscal year. Of these projects, the Fine Arts Building Renovation, Renovate Building 300, New Performing Arts Complex, and Anaheim Tower First Floor/Life Safety Renovation have received State Capital Outlay Funds amounting to approximately \$86M. At Fullerton College, the Wilshire Chiller Plant Relocation project broke ground in May to make room for the New Performing Arts Complex that is slated to begin in early 2025. The Wilshire Chiller project will improve upon and replace the existing chillers that are responsible for controlling the heating and cooling needs of the buildings in their immediate vicinity. In late June, the New Performing Arts Complex received approval from the State Chancellor's Office to enter the bidding phase. Coordination is currently underway with the Wilshire Chiller project to start the bidding process for general contractor selection prior to the anticipated start of construction activities. As a long-held tradition in the construction industry, Fullerton Leadership held a successful Topping Out Ceremony in July to commemorate the completion of the roofs for the New M&O and Chapman/Newell Instructional Buildings. At North Orange Continuing Education (NOCE)-Anaheim Campus, in addition to waterproofing the parking surface at the Anaheim Tower, this renovation will endeavor to remedy water intrusion incurred in its former use as a community hospital. This area will be available for instruction in spring 2025. In June, the Outdoor Patio Remodel received DSA approval, signaling the project to enter into the bidding phase.

### 31 COMPLETED PROJECTS

Throughout this fiscal year, three projects have concluded for a total of 31 completed projects to date since the Measure J Bond program's inception. Most recently, two swing space facilities have been completed at Cypress College and North Orange Continuing Education (NOCE) for the Hotel, Restaurant, and Culinary Arts, and interim classrooms, respectively. Both projects were enacted in response to the relocation needs for first and second floor activities for the duration of the Anaheim Tower Renovation project. The District also closed-out the Information Technology (IT) Network Refresh project, having conducted extensive improvements to the network infrastructure, cyber security enhancements, Wi-Fi access, and the consolidation of three network services into one for a single District approach.

# Anticipated Projects for the Next Five Years

NOCE-ANAHEIM CAMPUS	CYPRESS COLLEGE	FULLERTON COLLEGE
<ul style="list-style-type: none"> <li>• First Floor Space Reconfiguration</li> <li>• Admissions and Records Office Tenant Improvements</li> <li>• Outdoor Patio Remodel</li> <li>• Exterior Green Community Space Enhancement</li> </ul>	<ul style="list-style-type: none"> <li>• Central Plant Upgrade</li> <li>• Pool Renovation</li> <li>• SEM Building 3 Demolition</li> <li>• LLRC Exterior Garden</li> <li>• Health Sciences Tech Ed III Renovations</li> </ul>	<ul style="list-style-type: none"> <li>• New Welcome Center &amp; Lot C West</li> <li>• New Horticulture/Lab School/STEM Lab*</li> <li>• Accessibility Enhancements</li> <li>• Child Development Lab</li> <li>• Wilshire Theater 2100 Renovation</li> <li>• Parking Solutions</li> </ul>

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

## Citizens' Oversight Committee

The Citizens' Oversight Committee (COC) is composed of community leaders who ensure that bond funds are invested in 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: <https://www.nocccd.edu/bond-measure-j>

#### MEMBERS (APPOINTED DATE)

- |  |   |   |
|--|---|---|
| <ul style="list-style-type: none"> <li>• <b>Richard Rams - (COC Chair)</b><br/>Community Member (December 2021)</li> <li>• <b>Carla Skorin</b><br/>Community Member (December 2021)</li> <li>• <b>Lourdes Valiente</b><br/>Student Organization (June 2024)</li> </ul> | <ul style="list-style-type: none"> <li>• <b>Paulette Chaffee</b><br/>College Support Organization (December 2021)</li> <li>• <b>Beverly Falco</b><br/>Community Member (August 2020)</li> <li>• <b>Sueling Chen</b><br/>Business Organization (March 2024)</li> </ul> | <ul style="list-style-type: none"> <li>• <b>Gail Lyons</b><br/>Senior Citizens Organization (December 2021)</li> <li>• <b>Thomas Quinn</b><br/>Taxpayers Association (June 2022)</li> </ul> |
|--|---|---|



Completed steel structure for the Chapman/Newell Instructional Building - Fullerton College



Completed installation of Electric Vehicle Charging Stations at Lot 4 - Cypress College

### COST STATUS OF MEASURE J PROJECTS

CAMPUS	BOND FUNDS	BOND FUNDS %	OTHER FUNDS	TOTAL BUDGET	TOTAL BUDGET %	ACTUAL EXPENSES AS OF 6/30/2024 ALL FUNDS	SPENT % OF TOTAL BUDGET	REMAINING BALANCE
NOCE-Anaheim Campus	\$ 23,107,800	3.89%	\$22,034,382	\$ 45,142,182	6.04%	\$ 23,298,393	51.61%	\$ 21,843,789
Cypress College	\$229,921,200	38.69%	\$30,775,822	\$ 260,697,022	34.90%	\$141,469,772	54.27%	\$119,227,250
Fullerton College	\$317,626,400	53.45%	\$100,002,591	\$ 417,628,991	55.91%	\$ 97,070,500	23.24%	\$320,558,491
District Expenses:								
Program Management	\$ 20,000,000	3.37%	\$ -	\$ 20,000,000	2.68%	\$ 10,444,242	52.22%	\$ 9,555,758
Bond Issuance Cost	\$ 3,544,600	0.60%	\$ -	\$ 3,544,600	0.47%	\$ 2,048,689	57.80%	\$ 1,495,911
<b>TOTALS</b>	<b>\$594,200,000</b>	<b>100.00%</b>	<b>\$152,812,796</b>	<b>\$ 747,012,796</b>	<b>100.00%</b>	<b>\$274,331,596</b>	<b>36.72%</b>	<b>\$472,681,200</b>