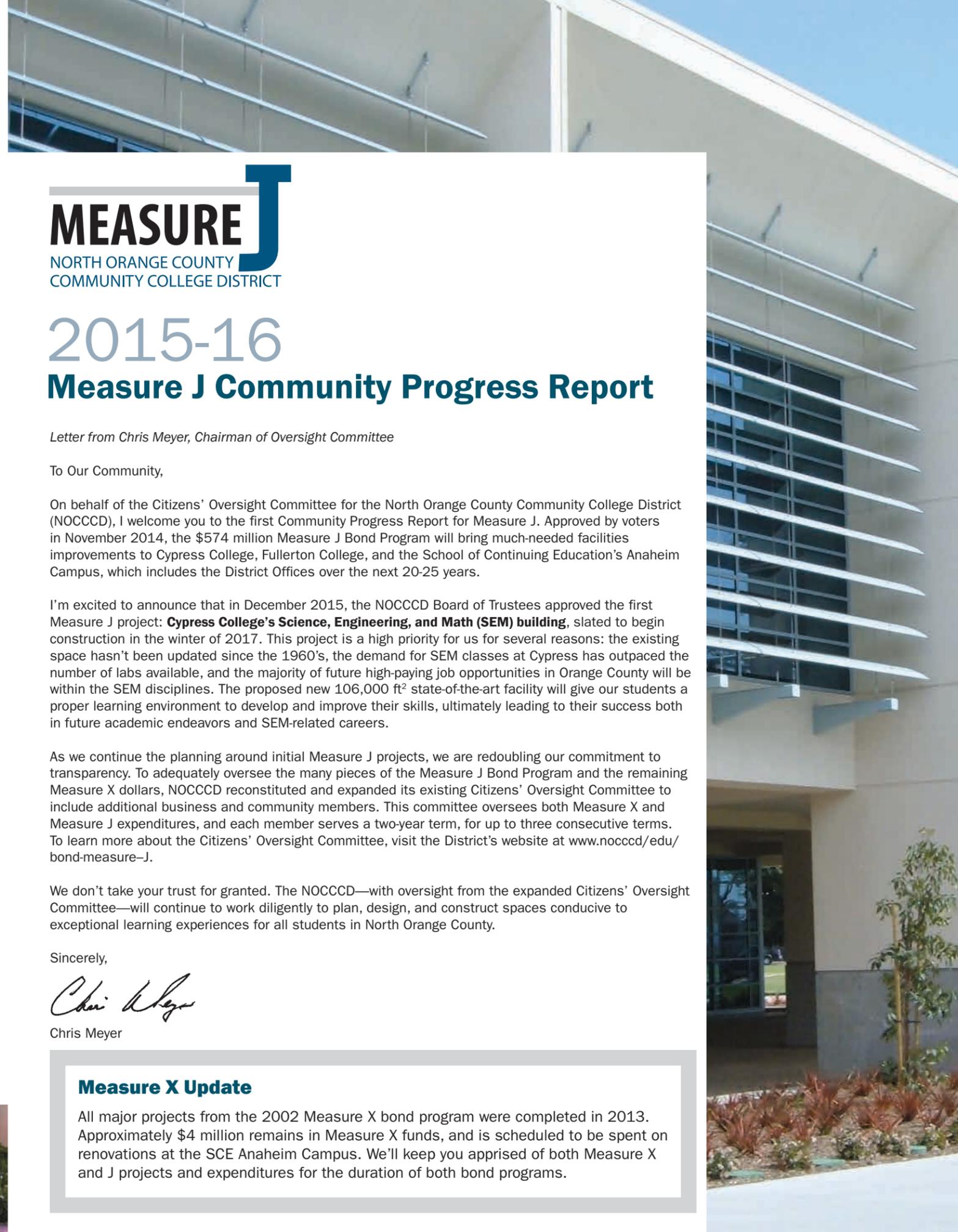


North Orange County Community College District  
1830 W. Romneya Dr.  
Anaheim, CA 92801



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## 2015-16 Measure J Community Progress Report

*Letter from Chris Meyer, Chairman of Oversight Committee*

To Our Community,

On behalf of the Citizens' Oversight Committee for the North Orange County Community College District (NOCCCD), I welcome you to the first Community Progress Report for Measure J. Approved by voters in November 2014, the \$574 million Measure J Bond Program will bring much-needed facilities improvements to Cypress College, Fullerton College, and the School of Continuing Education's Anaheim Campus, which includes the District Offices over the next 20-25 years.

I'm excited to announce that in December 2015, the NOCCCD Board of Trustees approved the first Measure J project: **Cypress College's Science, Engineering, and Math (SEM) building**, slated to begin construction in the winter of 2017. This project is a high priority for us for several reasons: the existing space hasn't been updated since the 1960's, the demand for SEM classes at Cypress has outpaced the number of labs available, and the majority of future high-paying job opportunities in Orange County will be within the SEM disciplines. The proposed new 106,000 ft<sup>2</sup> state-of-the-art facility will give our students a proper learning environment to develop and improve their skills, ultimately leading to their success both in future academic endeavors and SEM-related careers.

As we continue the planning around initial Measure J projects, we are redoubling our commitment to transparency. To adequately oversee the many pieces of the Measure J Bond Program and the remaining Measure X dollars, NOCCCD reconstituted and expanded its existing Citizens' Oversight Committee to include additional business and community members. This committee oversees both Measure X and Measure J expenditures, and each member serves a two-year term, for up to three consecutive terms. To learn more about the Citizens' Oversight Committee, visit the District's website at [www.nocccd.edu/bond-measure-J](http://www.nocccd.edu/bond-measure-J).

We don't take your trust for granted. The NOCCCD—with oversight from the expanded Citizens' Oversight Committee—will continue to work diligently to plan, design, and construct spaces conducive to exceptional learning experiences for all students in North Orange County.

Sincerely,

Chris Meyer

### Measure X Update

All major projects from the 2002 Measure X bond program were completed in 2013. Approximately \$4 million remains in Measure X funds, and is scheduled to be spent on renovations at the SCE Anaheim Campus. We'll keep you apprised of both Measure X and J projects and expenditures for the duration of both bond programs.



## 2015-16 Citizen's Bond Oversight Committee Community Progress Report

BUILDING 20



# Measure J

To ensure maximum fiscal responsibility, NOCCCD is methodically planning each phase of the Measure J Bond Program. **Planning** is the first step in any well-run bond program, and is well underway at Cypress College, Fullerton College, and the School of Continuing Education. Following is a brief overview taken place since the passage of Measure J.

## Feedback Forums

In an effort to hear from our surrounding communities, forums were held throughout 2015. These open forums allowed for the sharing of information, meaningful dialogue, and opportunities for questions from both our community partners and internal constituencies. Future forums will be scheduled as we continue our planning and various construction phases.

## Staffing

A key component of the planning process included the hiring of experts to guide us in making comprehensive design and building decisions.

- **Bond Program Manager: MAAS Companies**  
MAAS Companies has 29 years of experience in planning and managing projects and facilities for schools, colleges and universities. MAAS will over see all Measure J construction projects and work directly with the campus architects and construction firms.
- **Campus Architects: DLR Group**  
Cypress College and Fullerton College have hired DLR Group to serve as the campus architects. DLR will provide architectural guidance and expertise to the campuses, and have the opportunity to bid on individual Measure J projects as they reach the design and construction phases.
- **Cypress College Project Manager, Capital Projects: Susan Rittel**  
Susan Rittel will serve as Cypress College's Measure J project manager. Ms. Rittel will take the lead in all campus construction, working with DLR Group, MAAS Companies, and District staff to ensure that all operations run smoothly. She brings with her 28 years of architecture and construction experience.

## Finance

The first round of Measure J general obligation bonds, in the amount of \$100 million, were sold on June 2, 2016. Underwritten by Morgan Stanley and Piper Jaffray, the highly successful sale brought an average interest cost of 2.545%, close to the historical low rate for bonds of this nature. In addition, rating interviews with Standard and Poor's and Moody's Investor Service have led to an upgraded AA+ investment grade.

## Planning

- **Environmental Impact Report**  
California-based environmental and engineering consulting firm Dudek is currently conducting an environmental impact reports EIR's, with an expected completion date of 2017. The EIR will inform us of the environmental effects of proposed Measure J projects, identify ways to minimize any possible effects of construction, and propose alternatives to the projects, if necessary.
- **ADA Transition Plan**  
The Americans with Disabilities Act of 1990 (ADA) was enacted to protect individuals against discrimination based on disability, including facility accommodations. A District-wide ADA Transition Plan was completed to help us better equip our existing facilities, and to make sure that all Measure J projects are ADA compliant.
- **Utility Assessment**  
Before construction begins, NOCCCD is surveying all underground utilities to ensure that major pipelines and critical technology lines are kept intact during construction. All utilities will be surveyed, mapped, and archived for accurate campus infrastructure records.
- **Midterm Comprehensive Master Plan Review**  
To properly address future facility needs before renovations and construction begins, Cambridge West Partnership, LLC, was hired in November 2015 to conduct a review of our *2011 Comprehensive Master Plan*. Completed in May 2016, this review assesses our current infrastructure and projects future growth—classroom vs. lab space, for instance.
- **Prequalified Vendors**  
Lastly, NOCCCD has actively sought to collect a prequalified pool of architects inspectors, geotechnical firms, and engineering firms to work on Measure J projects. These vendors have gone through the District's vetting process and will be interviewed as construction projects begin.

## Projected Projects for the First Six Years

### SCE Anaheim Campus

- Student Instructional & Support Spaces
- General Planning
- Assessment Center
- Student Lounge
- Entry & Parking
- Technology Infrastructure

### Cypress College

- General Planning
- Reactivate Swing Space
- Veterans Center
- LLRC Expansion
- SEM Building
- Mass Communications/Security
- Fine Arts Renovation\*
- Technology Infrastructure

### Fullerton College

- General Planning
- Renovate Bldgs 300 + 500\*
- New Parking Structure
- Develop Swing Space
- Thermal Energy Stg Expansion
- New Horticultural Building
- Technology Infrastructure

\* Denotes project for which District has submitted for state - matching funds.

## Citizens' Oversight Committee

The Citizens' Oversight Committee meets quarterly, and meetings are open to the public. For meeting dates, approved meeting minutes, and committee information, visit the District's Measure J website: <http://www.nocccd.edu/bond-measure-j>

### Members (appointed June 2015):

- **Michael Oates**, Business Organization
- **Elena Reyes**, Business Organization
- **Charles N. Allen**, College Support Organization
- **Michael Cooper**, College Support Organization
- **Phil Wendel**, College Support Organization
- **Chris Meyer**, Community Member
- **Michael A. Miller**, Community Member
- **Leroy Mills**, Community Member
- **Robert Mark Pavlovich**, Community Member
- **Paul Jewell**, Senior Citizens Organization
- **Mark Saucedo**, Senior Citizens Organization
- **Charlene Egizi**, Student Organization
- **Louis Raprager III**, Student Organization (appointed August 2015)
- **Andrew Carroll**, Taxpayers Association (resigned May 2016)

## Visit our Measure J websites:

- Cypress College: <http://news.cypresscollege.edu/wordpress/bond/>
- Fullerton College: <http://www.fullcoll.edu/bondprojects/>
- District Office: <http://www.nocccd.edu/bond-measure-j>