

Physical Resources Committee Meeting

Project Update



RANCHO SANTIAGO
C E N T E R
Rancho Santiago Community College District

September 6, 2023

Current Capital Projects

Russell Hall Replacement (Health Sciences Building)



Project Summary:

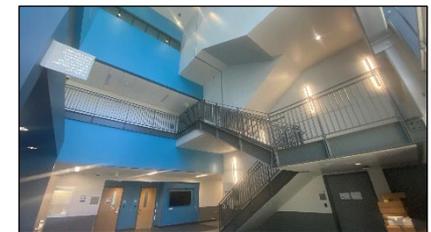
- ▶ Construction of a new 55,563 square foot Health Sciences Building to include Nursing, Occupational Therapy Assistant, Emergency Medical Technician, Pharmacy Technology, and 20 general classrooms and computer labs. New building will be located south of the existing library and north of the new Science Center
- ▶ Demolition of existing Russell Hall Building

Current Status:

- ▶ First pass on building systems commissioning and testing have been completed. Pending a few issues to be resolved.
- ▶ Project reached substantial completion on August 21, 2023.
- ▶ Contractor continues to address all the punch/correction items.
- ▶ Russell Hall demolition to begin March 2024.
- ▶ Move relocation will be phased from December 2023 to January 2024.

Budget:

- ▶ \$58.8 million (budget under review)
- ▶ \$20,475,000 state funded (2020 estimated contribution)



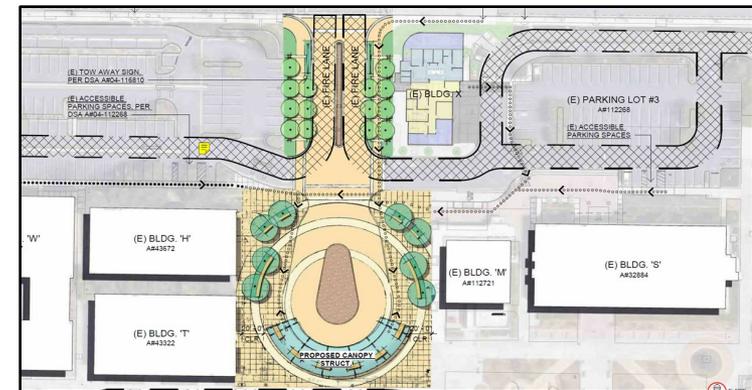
Current Capital Projects

Campus Entrance Improvements



Project Summary:

- ▶ Campus Entrance Improvement project Phase 1 is scheduled to start upon completion of Russell Hall Demolition project anticipated new year 2024 (late winter). Project objectives include traffic congestion reduction, improve pedestrian and vehicle circulation, remove accessibility barriers, increase bus/ride-share drop-offs, and improve the campus front entry.
- ▶ In an effort to minimize college impacts and provide flexible construction budget options, project will be phased into three (3) phases.
- ▶ Phase 1: front entry renovations, softscape and hardscape improvements, introduction of a new “hairpin” vehicular turn, shade structure and front entry plaza improvements.
- ▶ Phase 2: Parking Lot # 1 renovations with hardscape and softscape improvements and increased parking stalls counts.
- ▶ Phase 3: Parking Lot # 3 and # 4 renovations with hardscape and softscape improvements, increased parking stall counts, increased drop-off areas, and dedicated ride-sharing areas.
- ▶ All phases will improve traffic and pedestrian circulation & safety, and remove accessibility barriers.



Current Status:

- ▶ 100% construction document phase
- ▶ Submitted to DSA
- ▶ Coordinating construction phasing/logistics

Budget:

- ▶ \$5.3 million for Phase 1 only



Current Capital Projects

Project	Status	Estimated Budget
Barrier Removal Signage/Wayfinding (Exterior)	Project is substantially complete. Closeout in progress.	\$355,863

Current Capital Projects

Secondary Projects



Project	Status	Estimated Budget
Johnson Student Center Mailroom Dutch Door	The project is completed.	\$12,200
Johnson Student Center Mailroom Mail Slots	The project is completed.	\$89,000
Science Center Greenhouse Gates	The project is completed.	\$33,100



Current Capital Projects

Secondary Projects

Reconfigurations & Restoration



Project	Status	Estimated Budget
MCHS Phase 1 Exterior Painting and Renovation	Project is completed. 50% project cost amount received from SAUSD.	\$170,120 (shared costs by College and SAUSD)
Human Services Division & Fire Tech Relocation	Project is completed.	\$41,000
Temporary Village (TV) Phase 5A Fashion & Others	DSA approved the construction plans and the project is in the bid phase.	\$1,171,000
Building S - Safety Key Room	Project is substantially complete. Closeout in progress.	\$120,000



Current Capital Projects Planning Activities



Project	Status	Estimated Budget
Centennial Education Center Redevelopment	An upcoming joint city Work Group meeting is planned to share the updated concept designs. A site planning analysis is being developed to understand the improvements necessary to meet the needs of Santa Ana College with a potential City joint use facility.	<p>\$279,435 (Study Only)</p> <p>\$1 million Improvement Contribution</p>



Current Capital Projects Planning Activities



Project	Status	Estimated Budget
Bristol & 17th Street Property, Site Master Planning Study	The final Feasibility Planning Study for the site was distributed to Santa Ana College on August 28, 2023. The final study includes a total cost of ownership analysis/business plan for the educational plan scenarios and the FTES goals as well as cost reduction alternatives.	\$288,000 (Study Only)



Current Capital Projects

Orange Education Center

Site Remediation and Redevelopment



Project Summary:

- ▶ While undertaking a redevelopment design option to upgrade building to meet DSA building code standards, underground soil vapor contamination was discovered. Historical data revealed existing building resided on a site that was previously used for industrial business use.
- ▶ As a result of newer environmental regulations and to meet Orange County Health Department requirements for commercial clean-up standards, building was demolished March 2020 in order to clean up soil vapors on the property.
- ▶ The District and College are exploring options of potential development of the 'non-impacted' area of the site that occur within a target budget of available funds.



Current Status:

- ▶ The Air Quality Management District has requested a revision to the permit due to a change in condition and **recently approved the permit. The M&O contractor will restart the equipment and continue site remediation work.**
- ▶ Exploring various development options.



Budget: Under Review

\$25 million remaining in Budget

- ▶ Incurring ongoing remediation and interim housing lease costs



Current Capital Projects

Campus Entrance Improvements

Phase 1



Project Summary:

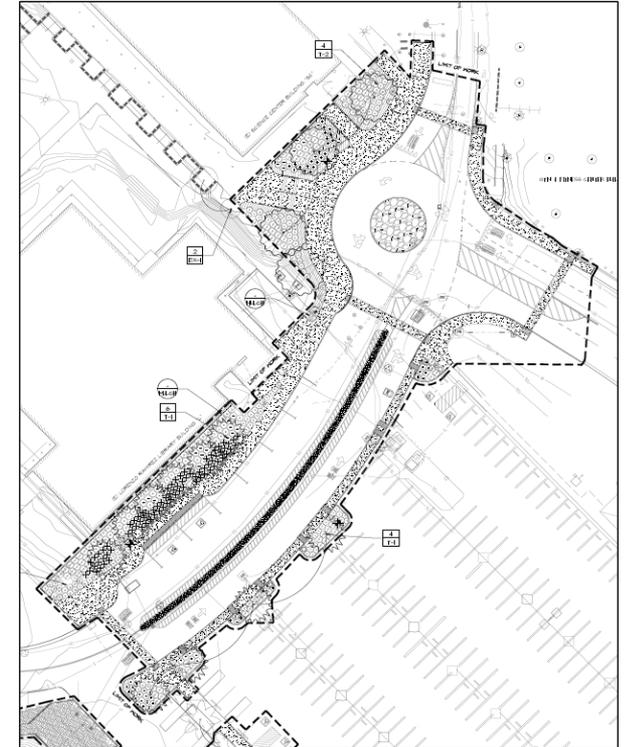
- ▶ Project is a result of the Blaser Settlement to correct path of travel slope deficiencies in and around the quad adjacent several building locations, the front campus entrance and access from the public right of way and nearest bus stop, including areas around the fountain.
- ▶ Phase 1: construction of a new roundabout and drop off east of the Library, between parking lot 6 and the East Chapman entry, which is in alignment with the Campus Facility Master Plan.

Current Status:

- ▶ The project is delayed due to unforeseen underground conflicts.
- ▶ Construction completion is over 30%.
- ▶ Currently installing form and rebar for the new catch basins, sleeves for irrigation lines, and trenching for the electrical conduit for street lighting and light bollards.

Budget:

- ▶ \$4.1 million (under review)



Current Capital Projects

Campus Entrance Improvements

Phase 2



Project Summary:

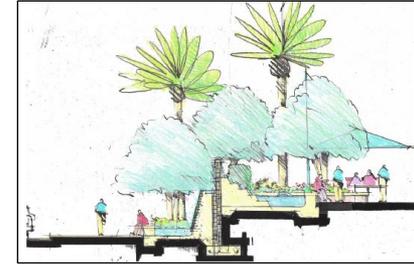
- ▶ Project is a result of the Blaser Settlement to correct path of travel slope deficiencies in and around the quad adjacent several building locations, the front campus entrance and access from the public right of way and nearest bus stop, including areas around the fountain.
- ▶ Phase 2: path of travel improvements from main Chapman entrance west sidewalk up through Strenger Plaza, fountain improvements, and hardscape/landscape work adjacent Buildings D, E and Library.

Current Status:

- ▶ 100% construction document phase
- ▶ Submitted to DSA
- ▶ DSA approval anticipated Spring 2024 (under review)
- ▶ Target out to bid Summer 2024 (under review)
- ▶ Target construction Summer 2024 (under review)

Budget:

- ▶ \$7.1 million (under review)



Current Capital Projects

Project	Status	Estimated Budget
Barrier Removal Signage & Wayfinding	Notice of Completion was approved by the Board of Trustees and DSA certified the project. This project will be removed from future updates.	\$373,378
Erosion Control	Notice of Completion was approved by the Board of Trustees. This project will be removed from future updates.	\$178,600
Building D Restroom Renovations (Multi-User & Single User)	38% construction complete.	\$1,327,810

Current Capital Projects

Project	Status	Estimated Budget
Soccer Path of Travel (POT) & Seating Repairs	100% construction document phase. Coordinating construction logistics with the college.	\$150,000
Barrier Removal Lot 2 (S) and 7 Crosswalk Improvements	Notice of Completion was approved by the Board of Trustees and DSA certified the project. This project will be removed from future updates.	\$367,740 (under review)
M&O M101 Modifications	This project is complete and will be removed from future updates.	\$45,000

2022-2023 Scheduled Maintenance (SM23) Projects

State Allocation

- ▶ Allocation for Scheduled Maintenance and Instructional Equipment from the State is **\$7,651,534**. All funding will be allocated to Scheduled Maintenance only. The original allocation was \$18,882,875, a reduction of \$11,231,341 due to State budget reductions.
- ▶ SAC **\$4,970,000**
- ▶ SCC **\$2,140,500**
- ▶ DO **\$541,034**



2021-2022 Scheduled Maintenance (SM22) Projects



Project	Status	Estimated Budget
Buildings G, H, & W HVAC Replacement	60% construction document phase. Completed scope reassessment for outdated HVAC units. Continue with 100% construction documents.	\$2,435,500
Buildings F, I, & J Roof Replacement	Notice of Completion was approved by the Board of Trustees. This project is done.	\$1,948,787
Barrier Removal Campus-wide	Planning Phase. District is working through scope development.	\$200,000
Buildings L, T, & X HVAC & Roof Replacements	60% construction document phase. Completed scope reassessment for outdated HVAC units. Continue with 100% construction documents.	\$2,700,323



2021-2022 Scheduled Maintenance (SM22) Projects



Project	Status	Estimated Budget
Buildings A, B, D, G, H, SC Enclosure Repairs	Notice of Completion was approved by the Board of Trustees. Closeout in progress.	\$2,802,207
Building G Pool Repair	67% construction complete.	\$200,000



2021-2022 Scheduled Maintenance (SM22) Projects



Project	Status	Estimated Budget
CDC Repairs	Working on construction documents to replace exterior non-compliant walkway and a gate. Working on 100% construction documents.	\$100,000
Buildings A & B Air Handler	Project is substantially complete. Closeout in progress.	\$400,000



2021-2022 Completed SM22 Projects



Project	Status	Expended Amount
A&B Plaza Entry	Completed.	\$109,020



2021-2022 Scheduled Maintenance (SM22) Projects

Project	Status	Estimated Budget
Window Gasket Replacement at District Office	Window and building envelope assessment was completed and is pending further scope review and recommendations on how to proceed. The District will develop a separate districtwide rekey project and will use a portion of the budget to complete the key replacement.	\$500,000

2019-2020 Scheduled Maintenance (SM20) Projects



Santa Ana College

State Allocation 2020 **\$229,136**

- ▶ Water Conservation Irrigation Controller Upgrade Phase 2
- ▶ Campus-wide Drinking Fountains



2019-2020 Scheduled Maintenance (SM20) Projects



Project	Status	Estimated Budget
Water Conservation Irrigation Controller Upgrade Phase 2	This project is complete.	\$150,000
Campus-wide Drinking Fountains	Project is substantially complete. Closeout in progress.	\$160,000



2018-2019 Scheduled Maintenance (SM19) Projects

Santa Ana College

State Allocation 2019 \$431,479

- ▶ BR Library Restroom Upgrade - Completed

Santiago Canyon College

State Allocation 2019 \$184,920

- ▶ Barrier Removal Projects - Completed (SCC Greenhouse POT Repairs)
- ▶ Campus-wide Handrail Repairs - Completed

- ▶ All SM19 projects have been completed and closed out and will be removed from future updates.



2018-2019 Completed SM19 Projects



Project	Status	Expended Amount
BR Library Restroom Upgrade (SM 18-19)	District discovered a defect with sewer installation after project completion and defaulted the contractor. Repair work is completed and the restrooms reopened on February 13, 2023. The District's legal counsel settled with the bonding company for reimbursement of direct costs.	\$491,995 * \$60,516 funded from Capital Outlay due to budget short fall.



2018-2019 Completed SM19 Projects



Project	Status	Estimated Budget
Campus-wide Handrail Repairs	The Notice of Completion was approved by the Board of Trustees. The project is complete.	\$160,125



2017-2018 Scheduled Maintenance (SM18) Projects



Santiago Canyon College

State Allocation 2018	\$1,371,504
Fund 13	\$628,000
	\$1,999,504

- ▶ All to be allocated to Barrier Removal projects
- ▶ All SM18 projects have been completed and closed out and will be removed from future updates.



2017-2018 Completed SM18 Projects



Project	Status	Expended Amount
Barrier Removal Phase 4A East Chapman Entrance Improvements	Completed.	\$269,480 (*Funded by both SM17 & SM18)
Barrier Removal Phase 4A Concession Walkway Repairs Phase 2	Completed.	\$91,516
Barrier Removal Phase 4A Lot 2 North Crosswalk Improvements	Completed.	\$66,225
Barrier Removal Phase 4A Bldg D Elevator	Completed.	\$200,344



2017-2018 Completed SM18 Projects



Project	Status	Expended Amount
Barrier Removal Phase 4B Broadmoor Trail Repairs	Completed.	\$656,000 (SM) (*\$141,671 funded from Capital Outlay)
Barrier Removal Phase 4C Lower Toilets in Building E	Completed.	\$10,970
Barrier Removal Phase 4C Science Center Stairwell Wheel Guard	Completed.	\$10,548
Barrier Removal Phase 4C Stair Treads	Completed.	\$16,500



2017-2018 Completed SM18 Projects



Project	Status	Expended Amount
Barrier Removal Phase 4C Parking Ticket Kiosks	Completed.	\$119,687
Barrier Removal Phase 4C Curb Ramp Removal (adjacent Building E)	Completed.	\$28,061
Barrier Removal Phase 4C Loading Zone Repairs (main entry/fountain location)	Completed.	\$65,000
Barrier Removal 4C Perch Café Repairs	Completed.	\$57,463



Facility Modification Request Projects



Project	Status	Estimated Budget
Basic Needs Center Minor Remodel	Notice of Completion was approved by the Board of Trustees. This project is completed and will be removed from future updates.	\$397,680
M109 Restoration	Minor renovations and restoration of M109 storage area. Construction notice to proceed was issued to the contractor.	\$99,000



Blaser Settlement



Blaser Settlement deficiency items completed to date:

- ▶ 379 out of 418 exterior (91%) deficiencies have been corrected and 202 completed out of 241 items for interior (84%).
- ▶ Overall, the Blaser Settlement barrier corrective items are 89% complete.
- ▶ Multiple projects are currently in various phases of planning, design and construction.



Current Test Pilots Access Control & Key Projects District-Wide

Project	Status	Estimated Budget
SAC Building D	Received DSA approval in June 2023.	\$1,626,855 (under review)
SAC CEC (mechanical re-key only)	Rekey to Medeco cylinders is completed. Test pilot of the key inventory and distribution software continues.	\$96,000
SCC Buildings D & H	Architect has completed addressing DSA comments and updated drawings are under DSA review.	\$3,225,787 (under review)
DO	100% construction document phase.	\$391,160 (under review)

- ▶ The Work Group met in September 2022 to discuss several operational and project issues regarding on-going test pilots and review of the AR 3501. Revisions to the AR 3501 are under review.



District-Wide Planning Sustainable Master Plan Update

- ▶ Staff is reviewing the 2015 Sustainability Master Plan goals and objectives to prepare for an update to the plan.
- ▶ Due to evolving State goals and priorities the District is reviewing the feasibility and impact of alignment with the State's plan.
- ▶ This information will assist the Sustainable RSCCD Committee and work group in shaping the Plan's update.
- ▶ The workgroup kicked off its plan update efforts and have met on:
 - ▶ May 2, 2023
 - ▶ June 2, 2023
 - ▶ September 1, 2023

Summary of On-Going Planning Activities

- ▶ Completed the Bristol and 17th Street - Site Master Planning Study.
- ▶ Complete CEC Redevelopment Site Master Planning Study.
- ▶ Continue to evaluate various alternatives to leased spaces for the OEC.
- ▶ Working on retaining real estate consulting services to assist with identifying properties.
- ▶ Prepare an addendum to the Facilities Master Plan Update to incorporate the completed studies anticipated Fall 2023.

Physical Resources Committee Meeting Project Update September 6, 2023

Questions

