

Physical Resources Committee Meeting

Project Update



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

October 4, 2023

Current Capital Projects

Russell Hall Replacement (Health Sciences Building)



Project Summary:

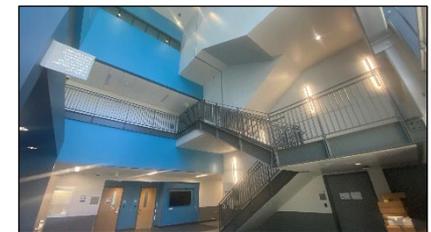
- ▶ Construction of a new 55,563 square foot Health Sciences Building to include Nursing, Occupational Therapy Assistant, Emergency Medical Technician, Pharmacy Technology, and 20 general classrooms and computer labs. New building will be located south of the existing library and north of the new Science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

Current Status:

- ▶ Finalizing building systems commissioning.
- ▶ 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)
- ▶ **\$19,707,000 state funded (2023 estimated contribution)**



Current Capital Projects

Russell Hall Demolition Logistics Plan

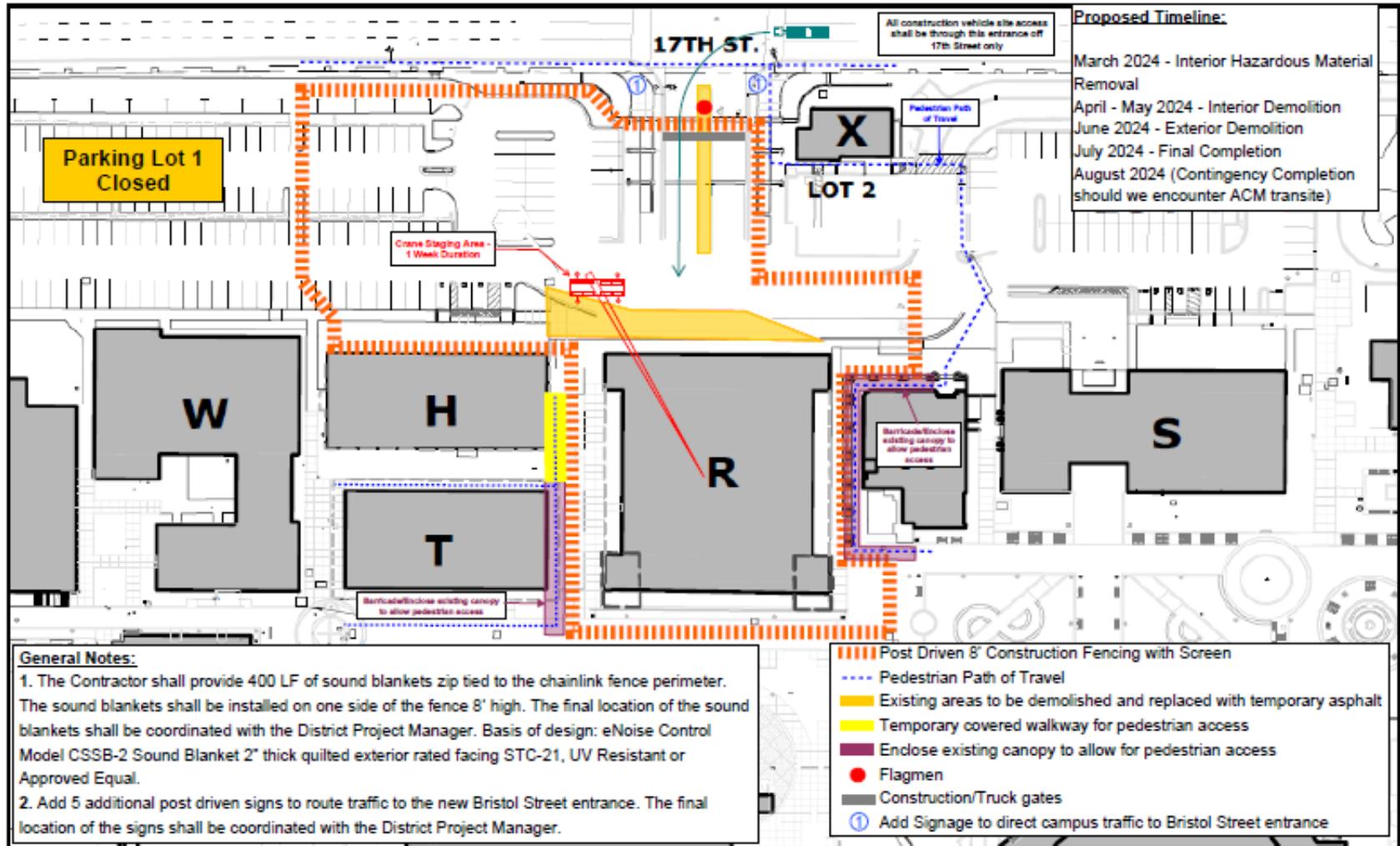


SANTA ANA COLLEGE RUSSELL HALL DEMOLITION LOGISTICS



Current Capital Projects

Russell Hall Demolition Logistics Plan



Russell Hall Demolition Logistics Plan

Phase 2 - Option C R1 Phase 2 - 3/1/2024 to 7/31/2024

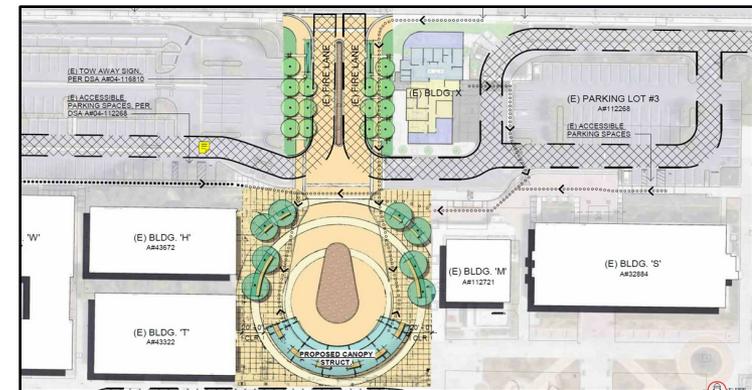
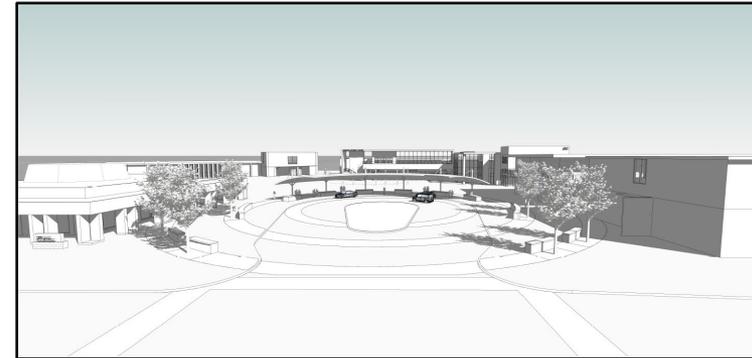
Current Capital Projects

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
- ▶ [In DSA review](#)
- ▶ Coordinating construction phasing/logistics

Budget:

- ▶ \$5.3 million for Phase 1 only ([under review](#))



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
Health Sciences Building Secondary Projects	Scope development.	\$150,000



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 study is being developed 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 after system adjustments are made.](#)
- ▶ 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:

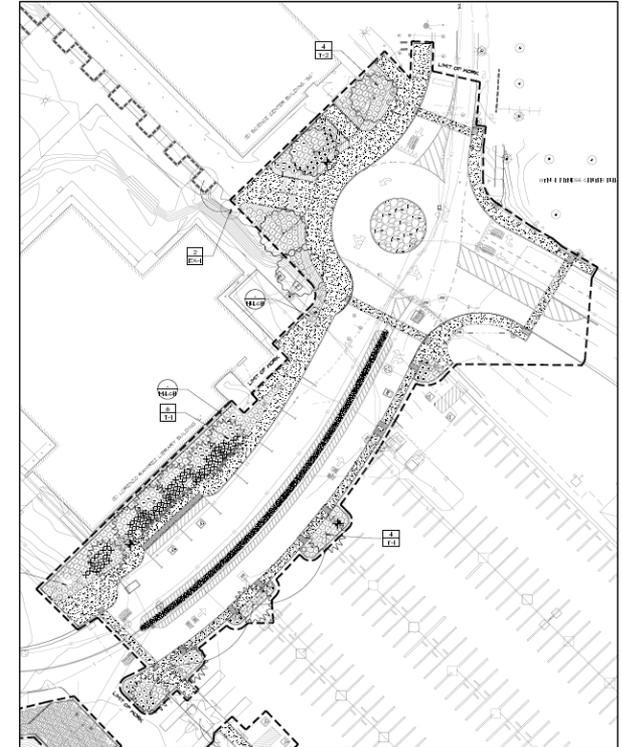
- ▶ Project is a result of the Blaser Settlement to correct path of travel slope deficiencies in and around the quad adjacent several building locations, the front campus entrance and access from the public right of way and nearest bus stop, including areas around the fountain.
- ▶ Phase 1: construction 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. [Schedule under review.](#)
- ▶ Construction completion is over **40%**.
- ▶ 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 1



Current Capital Projects

Campus Entrance Improvements

Phase 2



Project Summary:

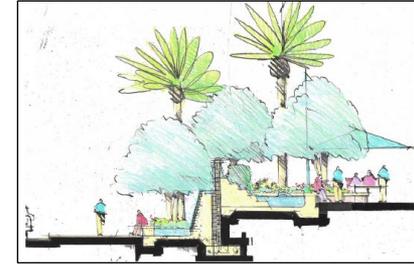
- ▶ Project is a result of the Blaser Settlement to correct path of travel slope deficiencies in and around the quad adjacent several building locations, the front campus entrance and access from the public right of way and nearest bus stop, including areas around the fountain.
- ▶ Phase 2: path of travel 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
- ▶ In DSA review
- ▶ 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
Building D Restroom Renovations (Multi-User & Single User)	45% construction complete.	\$1,327,810
Soccer Path of Travel (POT) & Seating Repairs	100% construction document phase. Coordinating construction logistics with the college.	\$150,000

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



2022-2023

Scheduled Maintenance (SM23) Projects



Project	Status	Estimated Budget
CEC Improvements	Interior assessment is complete. Starting HVAC conditions assessment. Continue planning and scope development.	\$1,200,000
CEC Roofing Repairs	Structural assessment of roof is underway. Continue planning and scope development.	\$600,000
Fire Systems & Code Repairs	100% construction documents underway. Start pre-construction and logistics review coordination with the college.	\$2,000,000
Bldg E Pool Equipment Replacement	Scope development.	\$700,000
Bldg E Pool Resurface	Scope development.	\$470,000

2022-2023 Scheduled Maintenance (SM23) Projects



Project	Status	Estimated Budget
Bldg T ADA Sidewalk Repairs	Scope development.	\$400,000
Fire Systems & Code Repairs	100% construction documents underway. Start pre-construction and logistics review coordination with the college.	\$1,000,500
Bldg D HVAC	Finalizing bid documents and specifications in preparation for peer review.	\$150,000
Bldg G Mechanical Insulation Repairs	Planning Phase. District is working through scope development.	\$120,000



2022-2023 Scheduled Maintenance (SM23) Projects



Project	Status	Estimated Budget
SC Air & Vacuum Systems	Scope development.	\$150,000
Bldg D Entrance Auto Door Replacement	Scope development.	\$60,000
Bldgs D, E, H & SC Lockset Repairs	Scope development.	\$110,000
Bldgs A & B Siding Repairs	Scope development.	\$150,000



2022-2023 Scheduled Maintenance (SM23) District Operations Center Projects

Project	Status	Estimated Budget
Fire Systems & Code Repairs	100% Construction Documents is underway. Start pre-construction and logistics review.	\$116,000
Plumbing Repairs	Scope development.	\$125,034
HVAC VAV Valve Replacement	Finish preliminary assessment and continue with scope development.	\$300,000



2021-2022 Scheduled Maintenance (SM22) Projects



Project	Status	Estimated Budget
Buildings G, H, & W HVAC Replacement	100% construction document underway.	\$2,435,500
Barrier Removal Campus-wide	Scope development.	\$200,000
Buildings L, T, & X HVAC & Roof Replacements	100% construction document underway.	\$2,700,323



2021-2022 Scheduled Maintenance (SM22) Projects



Project	Status	Estimated Budget
Building G Pool Repair	95% construction complete.	\$200,000
CDC Repairs	Working on construction documents to replace exterior non-compliant walkway and a gate. 100% construction documents are under peer review.	\$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
Buildings F, I, & J Roof Replacement	Completed.	\$1,907,740



2021-2022 Completed SM22 Projects



Project	Status	Expended Amount
A&B Plaza Entry	Completed.	\$109,020
Buildings A, B, D, G, H, SC Enclosure Repairs	Completed.	\$2,727,175



2021-2022 Scheduled Maintenance (SM22) District Office Project

Project	Status	Estimated Budget
Window Gasket Replacement at District Office	Window and building envelope assessment was completed and it was determined the project is cost prohibitive due to structural code upgrades. The District intends to reallocate the budget to develop a district-wide re-keying project. This project will be removed from future updates.	\$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
Campus-wide Drinking Fountains	Project is substantially complete. Closeout in progress.	\$160,000



2019-2020 Completed SM20 Projects



Project	Status	Expended Amount
Water Conservation Irrigation Controller Upgrade Phase 2	Completed.	\$87,125



Facility Modification Request Projects



Project	Status	Estimated Budget
M109 Restoration	90% construction complete.	\$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. Construction is currently unfunded.	\$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	In DSA review. Construction is currently unfunded.	\$3,225,787 (under review)
DO	100% construction document phase. Construction is currently unfunded.	\$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

- ▶ Complete CEC Redevelopment 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 and potential leasing opportunities.
- ▶ Prepare an addendum to the Facilities Master Plan Update to incorporate the completed studies anticipated Fall 2023.