

Physical Resources Committee

Wednesday, March 6, 2024 – 1:30 p.m.

Zoom Meeting: <https://rscdd-edu.zoom.us/j/84726781298>

Agenda

1. Call to Order – Matsumoto
2. Introductions – Matsumoto
3. Approval of Meeting Minutes – November 1, 2023 (Action) – Matsumoto
4. Projects Update – Matsumoto
 - Capital
 - Scheduled Maintenance
 - Addendum to Facilities Master Plan Update
5. Sustainability Committee Update – Matsumoto
 - Sustainable RSCCD (SRC) Next Meeting March 20, 2024
 - Website:
<https://www.rscdd.edu/Departments/BusinessServices/sustainable-rscdd-committee/Pages/default.aspx>
6. Update on Campus Facilities Meetings
 - [SAC – Facilities and Safety Committee Update](#) - Hoffman
 - Next Meeting March 19, 2024
 - [SCC – Facilities and Safety Committee Update](#) – Satele
 - Next Meeting March 18, 2024
7. Potential Bond Measure
8. Meeting Schedule: May 1, 2024
9. Other
10. Adjournment

The Rancho Santiago Community College District aspires to provide equitable, exemplary educational programs and services in safe, inclusive, and supportive learning environments that empower our diverse students and communities to achieve their personal, professional, and academic goals.

Physical Resources Committee Minutes of November 1, 2023

Members Present: Iris Ingram, Dane Clacken, Binh Dau, Christine Gascon (arrived at 1:35 pm), Bart Hoffman (arrived at 1:52 pm), Jason Huskey, Shannon Kaveney, Carri Matsumoto, Joe Melendez, Amber Nakagami, Arleen Satele, Michael Turrentine, and Monica Zarske

Members Absent: Justin Barajas, and Gabriel Lopez

Guests Present: Hugo Curiel, Kelvin Leeds, Tae Kim, and Kennethia Vega (recorder)

1. Call To Order
Vice Chancellor Ingram called the meeting to order upon achieving quorum at 1:32 pm.
2. Introductions
Committee members and guests introduced themselves and stated the constituency group they represent.
3. Approval of Meeting Minutes – September 6, 2023 (Action)
A motion made by Arleen Satele, was seconded by Dane Clacken to approve the minutes of the September 6, 2023, meeting as presented. The motion passed with two abstentions by Darlene Diaz and Carri Matsumoto.
4. Projects Update (Matsumoto)
Carri Matsumoto screenshared, provided an extensive review with updated photos of various capital projects, scheduled maintenance projects at each site, noted completion of projects, facility modification request projects that require construction, Blaser Settlement update, access control and key projects with updates in **blue text** on the PRC Project Update presentation for ease of comparison to the last review. There were no questions.

Major highlights include:

- Russell Hall Replacement (Health Science Building)
- Russell Hall Demotion/Restoration and Campus Entrance Improvement Project
- Barrier Removal Signage/Wayfinding
- Johnson Student Center
- Science Center Greenhouse Gates
- CEC Feasibility Site Plan Study –

- Bristol & 17th Street Undeveloped Property
- Orange Education Center Remediation Site & Redevelopment
- SCC Campus Entrance Improvement Project
- SCC Building D Restroom Restoration Project
- Scheduled Maintenance Projects (SM23)
- Blaser Report – nothing new to report.
- Access Control & Key Projects

5. Sustainability Committee Update

Carri Matsumoto reported the Sustainability Committee met on October 6 and the next meeting is in a couple of weeks. She discussed continuous work on the Facilities Master Plan update which will allow for flexibility upon completion of the colleges' Educational Master Plans. Additionally, Matsumoto discussed sustainable procurement options that Purchasing Services is considering for the consumption, reduction and use of paper and plastic. There were no questions.

6. Update on Campus Facilities

- SAC – Bart Hoffman reported the SAC Facilities & Safety Committee last met on October 17 with focused discussion on committee goals. SAC has created goals setting template and the committee increased their nine (9) goals to fourteen (14) which requires the assistance of a workgroup to document activities, measurable outcomes, and link to college strategic goals and completion date.
- SCC – Arleen Satele reported the SCC Facilities and Safety Committee met last month to review the committee composition, goals with one correction sent to faculty senate. Their discussion focused on District criteria for prioritizing resource requests for building modifications due next month and she extended invitation to district staff for assistance in developing priorities at the next meeting. In January, the committee will discuss the Bio-Swale with a field trip being planned in February.

7. Meeting Schedule

Vice Chancellor Ingram reviewed the meeting schedule as follows: February 7, 2024 (Email Only); March 6, 2024; and May 1, 2024.

8. Other

There were no questions or concerns expressed.

9. Adjournment

The meeting adjourned with a motion made by Bart Hoffman and seconded by Dane Clacken that passed unanimously at 2:20 pm.

Physical Resources Committee Meeting

Project Update



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

Current Capital Projects

Russell Hall Replacement (Health Sciences Building)

Santa Ana College

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:

- ▶ Project reached final completion on November 30, 2023.
- ▶ Notice of Completion approved by the Board of Trustees on December 11, 2023. Continue with DSA building certification.
- ▶ The College held a Grand Opening event on January 10, 2024.
- ▶ Russell Hall demolition to begin March 2024.

Budget:

- ▶ \$58.8 million (budget under review)
- ▶ \$19,707,000 state funded (2023 estimated contribution)



Current Capital Projects Russell Hall Replacement (Health Sciences Building) Santa Ana College



Current Capital Projects

Russell Hall Replacement (Health Sciences Building)

Santa Ana College



Current Capital Projects

Russell Hall Replacement (Health Sciences Building)

Santa Ana College



Current Capital Projects

Russell Hall Replacement (Health Sciences Building)

Santa Ana College



Current Capital Projects

Russell Hall Demolition Logistics Plan

Alternate Campus Entrances & Vehicular Routes



Current Capital Projects

Russell Hall Demolition Logistics Plan

Pedestrian Paths of Travel



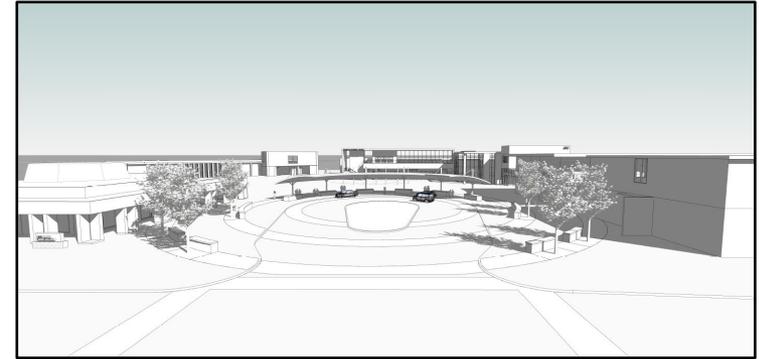
Current Capital Projects

Campus Entrance Improvements

Santa Ana College

Project Summary:

- ▶ Campus Entrance Improvement project Phase 1 is scheduled to start upon completion of Russell Hall Demolition project anticipated September 2024. 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:

- ▶ In DSA review
- ▶ Coordinating construction phasing/logistics

Budget:

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

Current Capital Projects

Santa Ana College

Project	Status	Estimated Budget
Parking Lot 9 Improvements	The project has been completed and will be removed from future updates.	\$935,900



Current Capital Projects

Secondary Projects

Santa Ana College

Project	Status	Estimated Budget
<p>Health Sciences Building Secondary Projects</p>	<p>The secondary projects are ongoing. Status of each of the projects:</p> <ul style="list-style-type: none"> -Stairwell flooring (completed) -Window shades and bathroom accessories revisions (completed) -Added card readers at two locations (completed) -Interior and exterior signage revisions (bidding) -Building automation minor revisions (scope development) 	<p>\$150,000</p>

Current Capital Projects Reconfigurations & Restoration Santa Ana College

Project	Status	Estimated Budget
Temporary Village (TV) Phase 5A Fashion & Others	DSA approved the construction plans and the project is in the bid phase. Bids are due March 11, 2024.	\$1,171,000
Building S - Safety Key Room	The Notice of Completion was approved by the Board of Trustees on December 11, 2023. This project will be removed from future updates.	\$120,000

Current Capital Projects Planning Activities Santa Ana College

Project	Status	Estimated Budget
Centennial Education Center Redevelopment	The joint City and District Work Group selected option 1 - Arcade as the preferred option for redevelopment. This option has the possibility of offering 4,500-5,000 s.f. of joint-use space envisioned to accommodate 250+ people to host large meeting events. The study's final draft which includes financial considerations and a total cost of ownership analysis is under review. Proposals for program validation and the early phases of design were received and are currently under review.	\$279,435 (Study Only) \$1 million Improvement Contribution

Planning Scenario 1: Massing Study

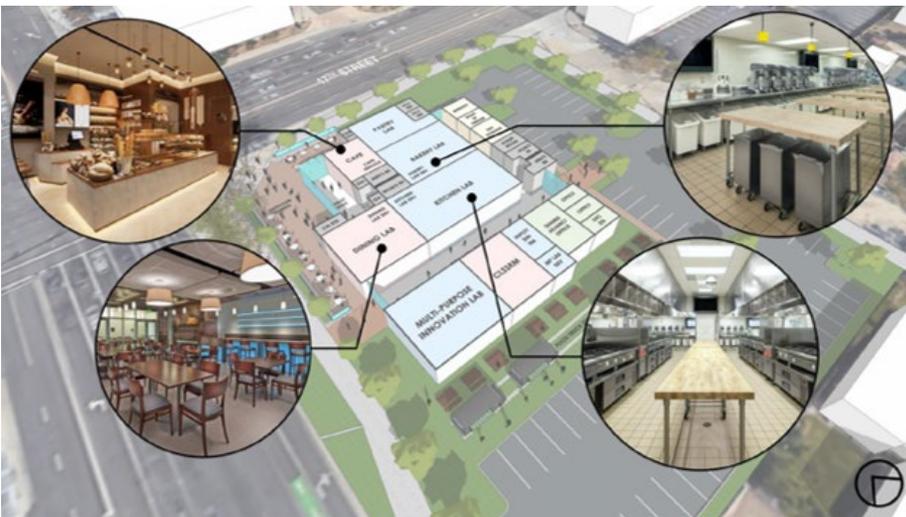


Planning Scenario 1: Lake View 2



Current Capital Projects Planning Activities Santa Ana College

Project	Status	Estimated Budget
Bristol & 17th Street Property, Site Master Planning Study	The final Feasibility Planning Study for the site was completed and transmitted 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. Several program scenarios were developed with a Classroom, Kitchen Lab, Baking Lab, Pastry/Confectionary Lab, Multipurpose/Demo Lab, Dining Room, Café, Faculty Offices, and support spaces.	\$288,000 (Study Only)



Current Capital Projects Planning Activities Santa Ana College

Project	Status	Estimated Budget
New Synthetic Football Field	The agreement for architectural services is anticipated for approval by the Board of Trustees on March 11, 2024.	\$300,000 (Design Only)
Building K Canopy	The agreement for architectural services was approved by the Board of Trustees on January 16, 2024. Currently procuring land surveying and geotechnical services.	\$1,115,000

Current Capital Projects

Orange Education Center Site Remediation & Redevelopment

Santiago Canyon College

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 approved a revised permit. The M&O contractor restarted the equipment in February 2024 and site remediation will continue.
- ▶ Exploring various development options.
- ▶ Considering potential short-term lease of site during remediation.

Budget: Under Review

\$25 million remaining in Budget

- ▶ Incurring ongoing remediation and interim housing lease costs

Current Capital Projects

Campus Entrance Improvements Phase 1

Santiago Canyon College

Project Summary:

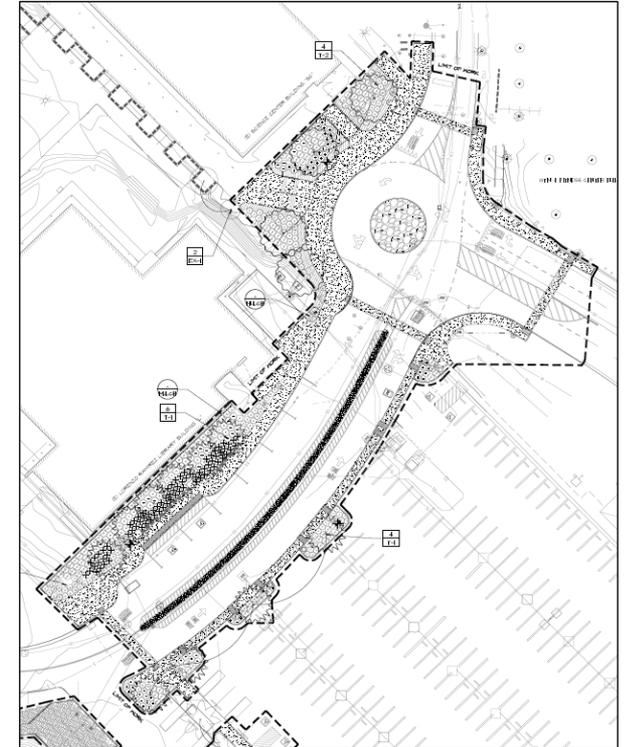
- ▶ Project is a result of the Blaser Settlement to correct path of travel slope deficiencies in and around the quad adjacent several building locations, the front campus entrance and access from the public right of way and nearest bus stop, including areas around the fountain.
- ▶ Phase 1: construction 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.
- ▶ **86% construction complete. Working on the last phase of the project (Phase 1D).**
- ▶ **Working on planting materials, subgrade work, soil remediation, and finishing remainder of utilities.**

Budget:

- ▶ \$4.1 million (under review)



Current Capital Projects

Campus Entrance Improvements Phase 1

Santiago Canyon College



Current Capital Projects

Campus Entrance Improvements Phase 1

Santiago Canyon College



Current Capital Projects

Campus Entrance Improvements Phase 1

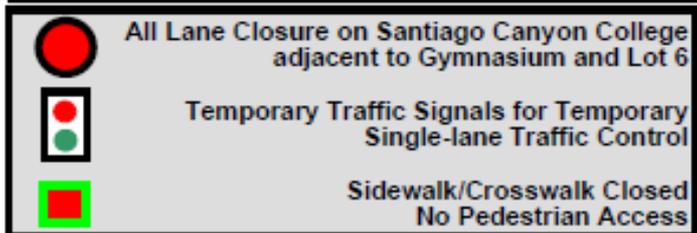
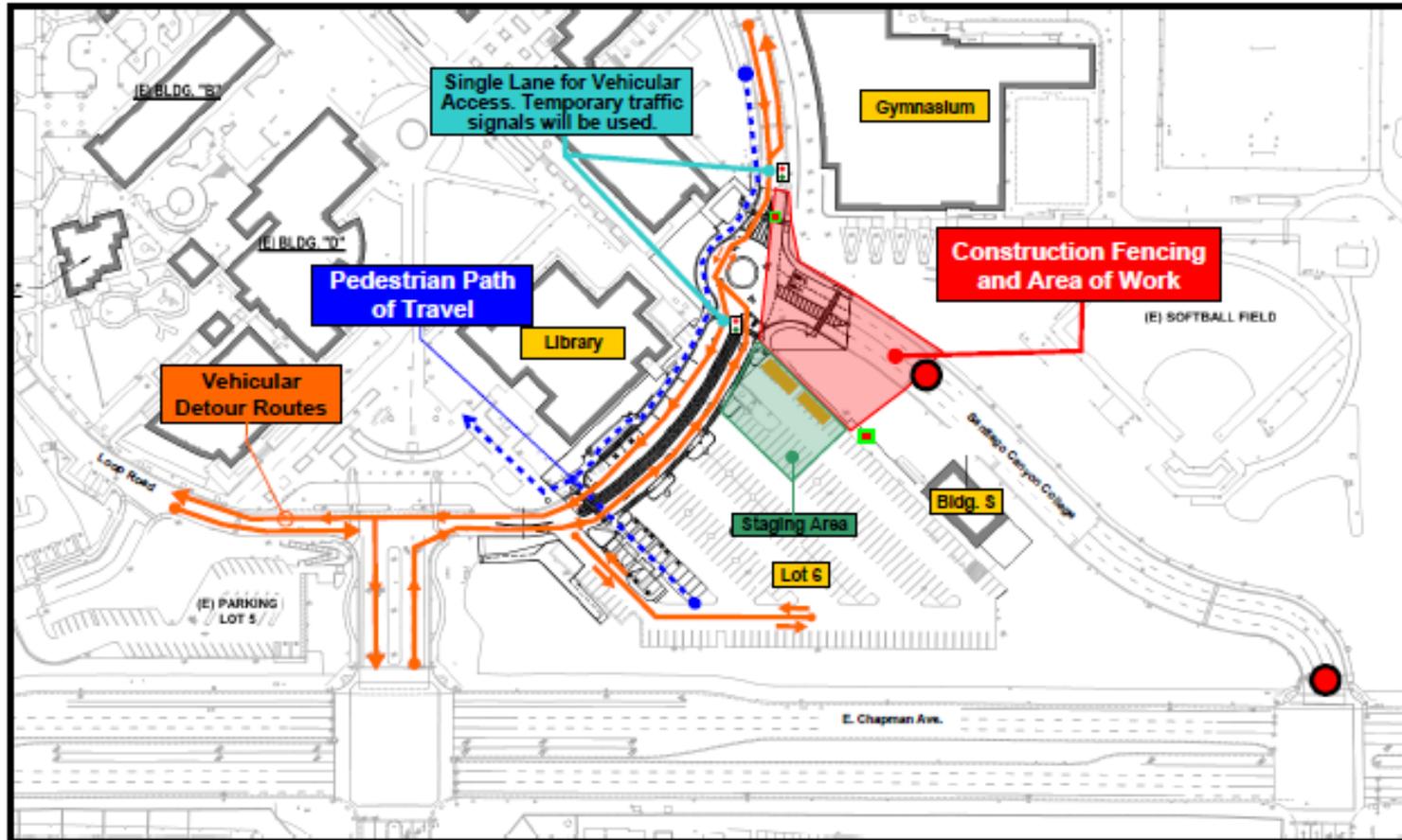
Santiago Canyon College



Campus Entrance Improvements Phase 1D

Traffic Route Plans

Tentative Dates: January 6, 2024 through Mid-March 2024



Current Capital Projects

Campus Entrance Improvements Phase 2

Santiago Canyon College

Project Summary:

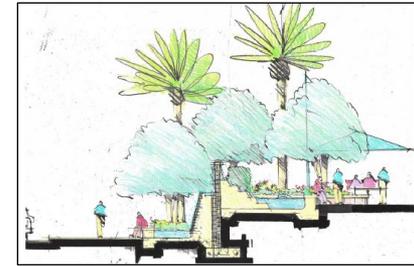
- ▶ Project is a result of the Blaser Settlement to correct path of travel slope deficiencies in and around the quad adjacent several building locations, the front campus entrance and access from the public right of way and nearest bus stop, including areas around the fountain.
- ▶ Phase 2: path of travel 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:

- ▶ DSA approval anticipated Spring 2024 (under review)
- ▶ Evaluating project sub-phasing options to align with current budget
- ▶ Coordinating logistics plan with the campus
- ▶ Working on a contractor prequalification process
- ▶ Target out to bid Summer 2024 (under review)
- ▶ Target construction Summer 2024 (under review)

Budget:

- ▶ \$12.7 million (under review)



Current Capital Projects Santiago Canyon College

Project	Status	Estimated Budget
Building D Restroom Renovations (Multi-User & Single User)	95% construction complete. The 1st floor single-user restrooms and 2nd floor multi-user restrooms are completed. The 1 st floor multi-user restrooms will be completed and will reopen by the end of February.	\$1,234,266



Current Capital Projects Santiago Canyon College

Project	Status	Estimated Budget
Soccer Path of Travel (POT) & Seating Repairs	DSA review ongoing. The construction budget and schedule is under review.	\$1,181,530 (under review)

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.
- ▶ The allocation for 23/24 is \$128,753. The allocation is \$87,553 for SAC and \$41,200 for SCC. All funding for 23/24 is to be utilized for SM 23 projects due to shortfall in budgets. Total SM23 allocation is \$7,780,287.

SAC	\$5,057,553
SCC	\$2,181,700
DO	<u>\$541,034</u>
	\$7,780,287



2022-2023

Scheduled Maintenance (SM23) Santa Ana College Projects

Project	Status	Estimated Budget
CEC Improvements	HVAC conditions assessment on-going. Continue planning and scope development.	\$1,200,000
CEC Roofing Repairs	Structural assessment site visit completed. Developing roofing scope of work details.	\$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	Planning phase. Developing RFP to retain pool consultant.	\$700,000
Bldg E Pool Resurface	Planning phase. Developing RFP to retain pool consultant.	\$470,000

2022-2023 Scheduled Maintenance (SM23) Santiago Canyon College Projects

Project	Status	Estimated Budget
Bldg T ADA Sidewalk Repairs	Scope development.	\$400,000
Fire Systems & Code Repairs	100% construction document. Pre-construction and logistics coordination with the college.	\$1,000,500
Bldg D HVAC	Bid Phase. The Intent to Award letter was issued to the contractor. Pre-construction will start in April 2024.	\$150,000
Bldg G Mechanical Insulation Repairs	Scope development.	\$120,000

2022-2023 Scheduled Maintenance (SM23) Santiago Canyon College 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	The legacy access control software (Kantech) will be updated to the latest version in March 2024. ADA door operators will be installed on multiple swing-type automatic doors at the Science Center which is currently in the bid phase.	\$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	In the bid phase. Bids are due mid-March 2024.	\$116,000
Plumbing Repairs	Scope development.	\$125,034
HVAC VAV Valve Replacement	Continue with scope development.	\$300,000



2021-2022 Scheduled Maintenance (SM22) Santa Ana College Projects

Project	Status	Estimated Budget
Buildings G, H, & W HVAC Replacement	Project combined with Buildings L, T & X HVAC & Roof Replacements. Finalizing 100% construction documents. Coordinating logistics and temporary cooling with the college. Conducting an engineering peer review of the construction drawings. The project will go out to bid in March 2024.	\$2,435,500
Barrier Removal Campus-wide	Scope development.	\$200,000
Buildings L, T, & X HVAC & Roof Replacements	Project combined with Buildings G, H, & W HVAC Replacement. Finalizing 100% construction documents. Coordinating logistics and temporary cooling with the college. Conducting an engineering peer review of the construction drawings. The project will go out to bid in March 2024.	\$2,700,323

2021-2022 Scheduled Maintenance (SM22) Santiago Canyon College Projects

Project	Status	Estimated Budget
CDC Repairs	Construction started in February and is nearing completion.	\$100,000
Buildings A & B Air Handler	Notice of Completion was approved by the Board of Trustees on December 11, 2023.	\$400,000

2021-2022 Completed SM22 Projects Santa Ana College

Project	Status	Expended Amount
Buildings F, I, & J Roof Replacement	Completed.	\$1,907,740

2021-2022 Completed SM22 Projects Santiago Canyon College

Project	Status	Expended Amount
A&B Plaza Entry	Completed.	\$109,020
Buildings A, B, D, G, H, SC Enclosure Repairs	Completed.	\$2,727,175
Building G Pool Repair	Completed.	\$420,740

2019-2020 Scheduled Maintenance (SM20) Santa Ana College Projects

Project	Status	Estimated Budget
Campus-wide Drinking Fountains	Notice of Completion was approved by the Board of Trustees on December 11, 2023.	\$160,000

2019-2020 Completed SM20 Projects Santa Ana College

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

Facility Modification Requests Santa Ana College Projects

Project	Status	Estimated Budget
MCHS Phase 2 Roof Replacement	The Phase 1 roof repairs have been completed. The Phase 2 roofing replacement project is in the bid phase. The award of bid is anticipated for approval by the Board of Trustees on March 25, 2024.	\$685,000

Facility Modification Requests Santiago Canyon College Projects

Project	Status	Estimated Budget
M109 Restoration	Construction is complete. Furniture procurement has been delayed due to vendor delivery issues.	\$99,000
CDC Interior Improvements	Contract was awarded. Furniture and fixtures procurement is underway. Construction is anticipated to occur during spring break.	\$105,000

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	Received DSA approval. Construction is currently unfunded.	\$3,225,787 (under review)
DO	Pre-construction activities has begun for the DO rekey project and planning activities continues for the districtwide rekey project.	\$391,160 (under review)

- ▶ Revisions to the AR 3501 are under review. Work Group meeting to be scheduled.

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
 - ▶ October 6, 2023
 - ▶ December 1, 2023
 - ▶ [March 1, 2024](#)

Summary of On-Going Planning Activities

- ▶ CEC Redevelopment Site Master Planning Study
- ▶ Alternatives to leased spaces for the OEC
- ▶ 2024 Addendum to the 2022 Facilities Master Plan Update

Physical Resources Committee Meeting Project Update March 6, 2024

Questions

