

# Physical Resources Committee

Wednesday, April 11, 2018 – 1:30 p.m.  
Executive Conference Room (114) – District Office

## Agenda

1. Call to Order – Hardash
2. Projects Update – Matsumoto
  - Measure Q
  - Scheduled Maintenance
  - Capital
  - Prop 39
3. Measure Q – Series B Issuance – Hardash  
<https://rscdd.edu/Bond-Projects/Measure-Q/Documents/RSCDD%20GO%20Bonds%20Election%20of%202012,%202017%20Post-Pricing%20Booklet.pdf>
4. Sustainability Committee Update – Matsumoto
  - Sustainable RSCDD (SRC) Website:  
<https://rscdd.edu/Discover-RSCDD/sustainable-rscdd-committee/Pages/default.aspx>
5. Measure Q Financial Summary Update – O'Connor
6. Update on Campus Facilities Meetings – O'Connor/Satele
  - SAC – Facilities Committee Update
    - November 21, 2017 and February 20, 2018
  - SCC – Facilities Committee Update
    - February 26, 2018
7. Approval of Meeting Minutes – March 7, 2018 – Hardash
8. Next Meeting: May 2, 2018 at 1:30 p.m. – Executive Conference Room, District Office
9. Other
10. Adjournment

**The mission of the Rancho Santiago Community College District is to provide quality educational programs and services that address the needs of our diverse students and communities.**



**PHYSICAL RESOURCES COMMITTEE MEETING  
PROJECT UPDATES  
APRIL 11, 2018**





## PROJECTS

- ▶ Dunlap Hall Renovation - Completed
- ▶ Central Plant & Infrastructure
- ▶ Johnson Student Center
- ▶ Johnson Demolition
- ▶ Science Center & Building J Demolition
- ▶ 17<sup>th</sup> & Bristol Street Parking Lot



# PROJECT UPDATE SANTA ANA COLLEGE CENTRAL PLANT AND INFRASTRUCTURE

## Project Summary:

- ▶ Construction of a new 18,000 square foot two-story central plant building, a new electrical building and replacement of all underground utilities (domestic water, sewer, fire water, storm drain, gas, electric and data). The Central Plant includes a new underground chilled water distribution piping system. Provisions and pipe sizing for the underground chilled water system is designed to provide for future expansion to other buildings.
- ▶ Mechanical Upgrades to seven (7) buildings connecting them to the new central plant building. Existing rooftop HVAC equipment in seven existing buildings were replaced with new equipment suitable to connect to the chilled water system.
- ▶ Site Improvements to the aesthetic character of the campus with replacement of existing landscaping with drought tolerant plants, construction of an amphitheater between Dunlap Hall and Library, replacement of concrete paving, seating, and a new fountain along pedestrian walkways with new paths created throughout the main quad of the campus to make accessible compliant.
- ▶ The project is designed to improve HVAC system efficiencies to lower operational and maintenance costs.

## Budget:

- ▶ \$68.17 million



# PROJECT UPDATE SANTA ANA COLLEGE CENTRAL PLANT AND INFRASTRUCTURE

## Project Facts:

- ▶ Reduces electrical loads during peak demand periods.
- ▶ Includes a new Energy Management System (EMS) to be able to control building temperatures and monitor system remotely.
- ▶ Building is designed to meet LEED Silver certification.
- ▶ Central Plant has two 600 ton chillers with growth space for an additional chiller.
- ▶ Ice Thermal Storage Yard consists of 60 ice storage tanks with growth space for an additional 24 tanks.
- ▶ Two 1875 GPM Baltimore Cooling Towers with growth space for an additional tower.
- ▶ New Electrical Building is 1,120 sf in a fenced yard totaling 1,255 sf and includes a new transformer room, electrical meter and main switch gear.



# PROJECT UPDATE SANTA ANA COLLEGE CENTRAL PLANT AND INFRASTRUCTURE

## Current Status:

- ▶ Project is 100% Complete
- ▶ Punch Lists / Final Corrections Ongoing
- ▶ Replacement of Island Oak with Holly Oak Tree (Currently Being Rescheduled )
- ▶ Warranty Items
- ▶ Working on Contract Close-Out

## Target Occupancy/Completion

- ▶ January 2018 – Substantial Completion was Issued on January 5, 2018
- ▶ Project Close-Out Ongoing
- ▶ Grand Opening of the Central Mall took place March 23, 2018.







# PROJECT UPDATE SANTA ANA COLLEGE CENTRAL PLANT AND INFRASTRUCTURE





# PROJECT UPDATE SANTA ANA COLLEGE JOHNSON DEMOLITION

## Project Summary:

- ▶ Demolition of existing Johnson Student Center (Phase I).

## Current Status:

- ▶ Decommissioning activities for the demolition began in summer 2016.
- ▶ At the Board of Trustees meeting on January 22, 2018, a resolution was approved which outlined the procedures for the lease-leaseback delivery of construction for the demolition and construction of the Johnson Student Center, including a competitive selection process to prequalify general contractors and subcontractors.
- ▶ New March 19, 2018 was the deadline for new general contractor (GC) prequalification applications. The screening panel is currently in the review process.
- ▶ New March 23, 2018 was the deadline for new subcontractor prequalification applications. The screening panel is currently in the review process.
- ▶ Phase I work includes building demolition and site work preparation (DSA Increment I).
  - ▶ New Increment I received DSA approval on February 20, 2018,.
  - ▶ The Phase I demolition work is anticipated to start in August 2018 through May 2019. This schedule is under review.
  - ▶ RFP for lease-leaseback construction delivery is under development.



## Budget:

- ▶ \$2.5 million







# PROJECT UPDATE SANTA ANA COLLEGE JOHNSON STUDENT CENTER

## Project Summary:

- ▶ Construction of a 63,642 square foot new Johnson Student Center.
- ▶ Building Programs Include: Campus Store, Grab-n-Go/Coffee & Juice, DSPS, EOPS/CARE & CalWORKS, Student Financial Services, SSSP/Upward Bound, Warehouse, Reprographics, Conference Center, Financial Aid, Student Placement, Health & Wellness Center, DSPS, Office of Student Life, ASG, The Spot.
- ▶ Site improvements include new hardscape, landscape and shade shelter around the Johnson Center as well as renovations to the “West Plaza” including new landscape, hardscape, a shade structure, and a lunch serving kiosk for Middle College High School (MCHS).

## Current Status:

- ▶ New Increment 2 was submitted to DSA on February 15, 2018.
- ▶ DSA approval anticipated November 2018. (under review)
- ▶ Target construction start late Spring 2019 following demolition.
- ▶ Target occupancy late Spring 2021.
- ▶ The construction of the new building will be Phase 2 and is anticipated to continue following Phase 1 demolition.
- ▶ RFP for lease-leaseback construction delivery is under development.

## Budget:

- ▶ \$40.7 million (Note: There have been final scope changes, value engineering and current estimates of cost for the project and the Budget is under review.)

\$39.45 million funded by Measure Q

Note: Budget is currently deficient by \$1.25 million and a new budget update is pending.







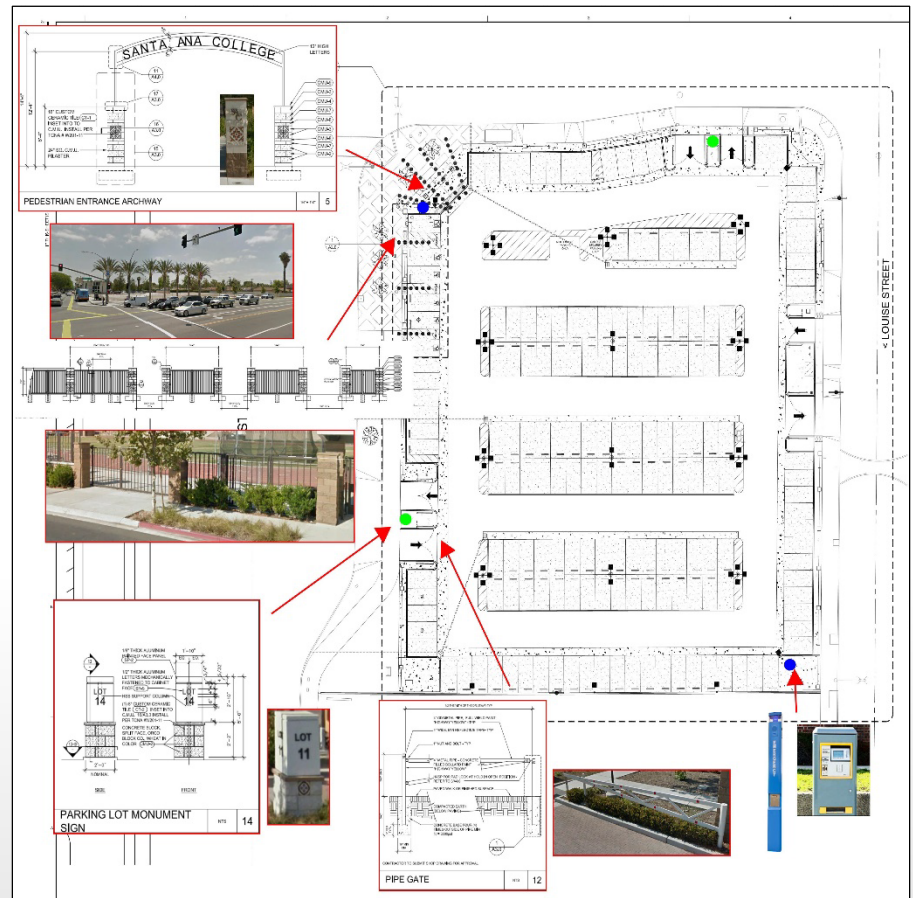
# PROJECT UPDATE SANTA ANA COLLEGE PARKING LOT AT 17<sup>TH</sup>/BRISTOL ST.

## Project Summary:

- ▶ New surface parking lot.

## Current Status:

- ▶ Project is on hold.
- ▶ To be used as overflow parking for contractors for the Science Center and Johnson Student Center.
- ▶ New Given the project is on hold, the budget of \$2.5 million will be recommended to be reallocated to another short-funded project this Spring 2018 until there is further certainty around the future of this project.



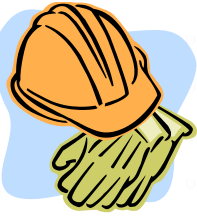




# PROJECT BUDGET HISTORY

MEASURE Q BUDGET HISTORY			
PROJECT	INITIAL START-UP PLANNING TOTAL PROJECT BUDGET (February 2014)	CURRENT ESTIMATED TOTAL PROJECT BUDGET (December 2017)	BUDGET MODIFICATION NOTES
Dunlap Hall Renovation	\$14.2M	12.63M	<ol style="list-style-type: none"> <li>1) Prior to 2014, the project budget was initially set-up in Measure E. Certain softs costs are still expensed to Measure E.</li> <li>2) In 2014, a new project budget was set-up in Measure Q to cover construction costs.</li> <li>3) In November 2014, increase in budget due to expense transfers from Measure E.</li> <li>4) In November 2014, increase in costs associated with an extension of time due to unforeseen conditions on the roof.</li> <li>5) In April 2016, decrease budget by \$2.6 million expense transfers to Measure E.</li> <li>6) In August 2016, decrease budget by \$1.2 million expense transfers to Measure E.</li> </ol>
17th & Bristol St Parking Lot	\$1.7M	\$2.50M	<ol style="list-style-type: none"> <li>1) The acquisition of the property was paid out of Measure E in April 2014.</li> <li>2) In 2014, a new budget was needed for the development of property into a surface parking lot.</li> <li>3) In 2015, adjusted costs for construction of parking lot based on estimator's review of construction documents.</li> </ol>
Central Plant	\$68.17M	\$68.17M	<ol style="list-style-type: none"> <li>1) In February 2014, adjustment made to conceptual budget of \$40 million, due to a final scope of work, a new target construction budget, and a new construction schedule.</li> </ol>
Johnson Center	\$16.7M	\$40.70M	<ol style="list-style-type: none"> <li>1) In 2014, an initial conceptual budget of \$16.7 million was established based on a renovation project.</li> <li>2) In October 2014, budget increased to \$28.49 million due to a change in scope from a renovation project to a replacement project.</li> <li>3) In November 2015, budget increased to \$40.70 million based on College's selection of Option 7 which included additional programs and an increase in square footage.</li> <li>4) In April 2016, re-allocated \$2.7 million from Dunlap budget to increase budget to cover deficiency. The budget was deficient by \$5.64 million and is now deficient by \$2.9 million.</li> <li>5) In August 2016, re-allocated \$1.2 million from Dunlap budget to increase budget to cover deficiency. The budget was deficient by \$2.9 million and is now deficient by \$1.7 million.</li> <li>6) In October 2017, re-allocated \$492,134 from bond interest to increase budget to cover deficiency. The budget was deficient by \$1.74 million and is now deficient by \$1.25 million.</li> </ol>
Johnson Demolition	\$1.8M	\$2.5M	<ol style="list-style-type: none"> <li>1) In 2015, a new budget was needed due to a change in scope from a renovation to a replacement project.</li> <li>2) In April 2016, increased budget by \$700,000 due to estimated increase in demolition costs from \$1.8 million to \$2.5 million.</li> </ol>
Science Center	\$66M	\$73.38M	<ol style="list-style-type: none"> <li>1) In 2014, an initial conceptual budget of \$66 million was established.</li> <li>2) In October 2014, a new planning total budget was established of \$62.94 million based on a more defined scope.</li> <li>3) In July 2015, budget increased to \$73.38 million based on College's selection of Option A3 which outlined the final program including additional labs and an increase in square footage. The new program changed from STEM to Science Center.</li> </ol>



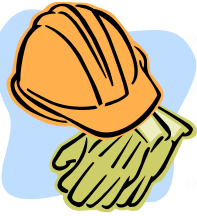


# 2017-2018 SCHEDULED MAINTENANCE (SM18) PROJECTS

## Santiago Canyon College

State Allocation 2017	\$1,371,504
Fund 13	\$628,000
	<hr/>
	\$1,999,504

- ▶ All to be allocated to Barrier Removal projects



# 2016-2017 SCHEDULED MAINTENANCE (SM17) PROJECTS

## **Santa Ana College**

State Allocation 2017                      \$440,000

- ▶ Window Replacement (H)

## **Santiago Canyon College**

State Allocation 2017                      \$2,817,909

- ▶ Fan Coil Units (D)
- ▶ Barrier Removal Phase I- exterior (Path of Travel and Parking)
- ▶ Barrier Removal Phase 2 A
- ▶ Barrier Removal Phase 2 B – exterior (Sidewalks and Handrails)
- ▶ Barrier Removal Phase 3



# 2016-2017 SCHEDULED MAINTENANCE PROJECTS (SM17) SANTA ANA COLLEGE

PROJECT	STATUS	ESTIMATED BUDGET
Window Replacement (H)	A pre-construction meeting was held on March 5, 2018. A DSA project inspector agreement is anticipated for approval by the Board of Trustees on April 23, 2018.	\$700,000*  * \$260,000 funded by the Campus due to budget short fall.
<b>TOTAL ALLOCATION</b>		<b>\$700,000</b>



# 2016-2017

## SCHEDULED MAINTENANCE PROJECTS (SM17)

### SANTIAGO CANYON COLLEGE

PROJECT	STATUS	ESTIMATED BUDGET
Fan Coil Units (D)	Construction will begin on June 4, 2018 as soon as Spring 2018 semester ends and construction is anticipated to end in August 2018. Design phase continues and pre-construction submittal progress ongoing. The agreement for commissioning services was approved by the Board of Trustees on March 26, 2018.	<p>\$878,197*</p> <p>* \$278,197 funded from Capital Outlay due to budget short fall.</p>
Barrier Removal Phase 1 – exterior (Path of Travel and Parking)	This project is part of a Settlement Agreement and is dual funded by Scheduled Maintenance and Capital Outlay funds. The rejection of all bids was approved by the Board of Trustees on March 12, 2018. The project was re-bid on March 16, 2018 with a due date of April 20, 2018. The agreement for project inspector services was approved by the Board of Trustees on March 12, 2018. Construction is anticipated to start in summer 2018 and through the beginning of 2019.	\$656,000
Barrier Removal Phase 2 A (Sidewalks and Handrails)	This project is part of a Settlement Agreement and was DSA approved on January 24, 2018. The agreement for project inspector services was approved by the Board of Trustees on March 12, 2018. A mandatory job walk was held on March 19, 2018. Bids were due March 27, 2018 and the District received five bids. The award of bid is anticipated for approval by the Board of Trustees on April 23, 2018.	\$656,000





# 2016-2017

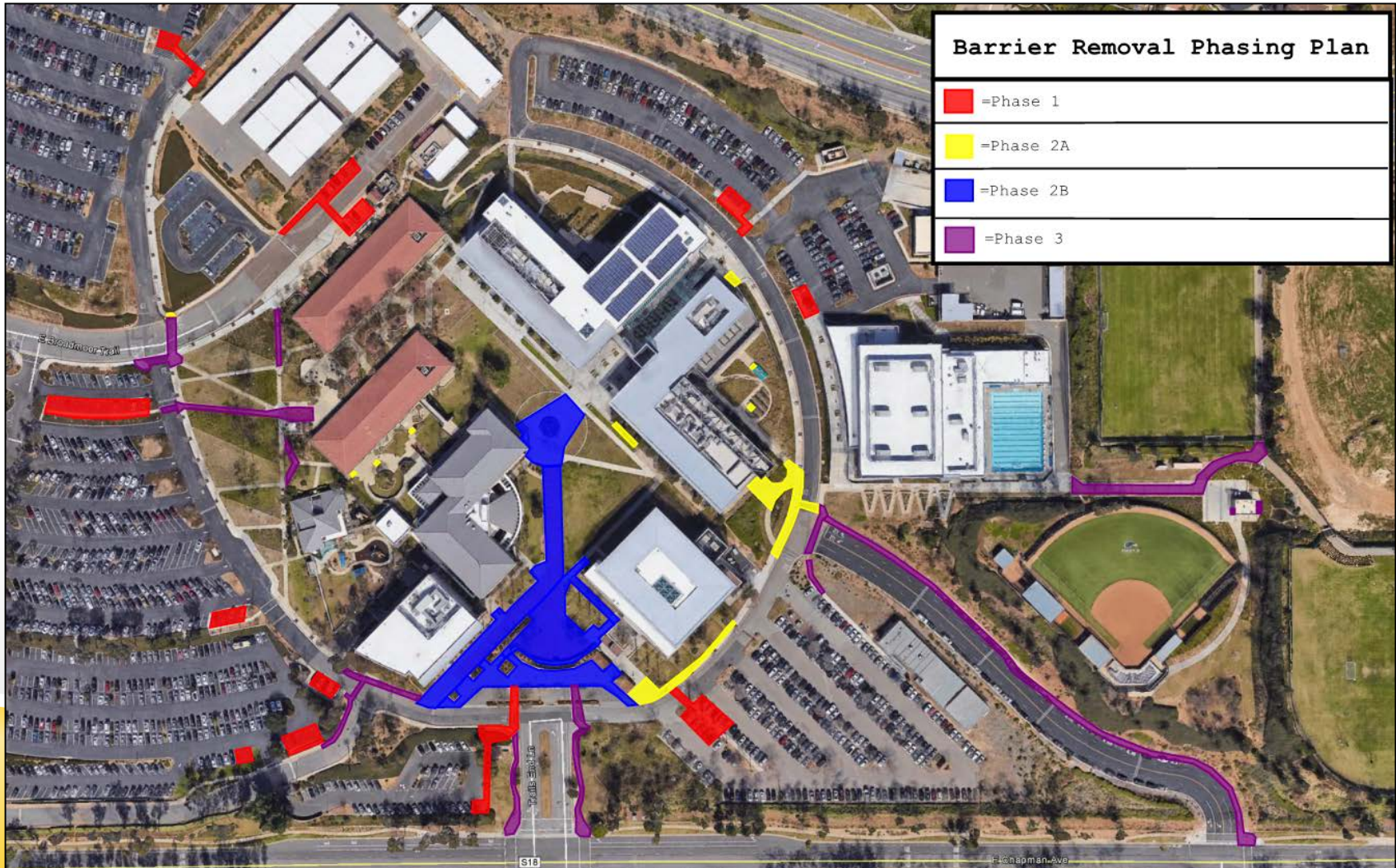
## SCHEDULED MAINTENANCE PROJECTS (SM17)

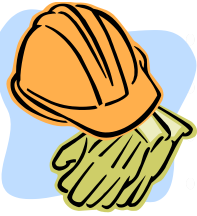
### SANTIAGO CANYON COLLEGE

PROJECT	STATUS	ESTIMATED BUDGET
Barrier Removal Phase 2 B	This project is part of a Settlement Agreement. The architect is working on three conceptual design options for the fountain area which includes the promenade and main drop off area. A meeting with the design team and the District will be scheduled in April 2018 to review revised conceptual designs. Once the District and the architect finalize the conceptual designs a meeting will be scheduled to present the conceptual designs for the promenade and main drop off area at one of the President's Cabinet meetings in May 2018.	\$549,909
Barrier Removal Phase 3	This project is part of the Blaser settlement and construction documents will be divided into Phases 3A and 3B. The agreement for architectural services was approved by the Board of Trustees at the meeting on February 26, 2018. A kick-off meeting and campus walk through occurred on March 7, 2018 with the design team and the design is anticipated to be complete by the end of summer 2018.	\$356,000
<b>TOTAL ALLOCATION</b>		<b>\$2,817,909</b>



# 2016-2017 SCHEDULED MAINTENANCE (SM17) BARRIER REMOVAL PHASE MAP





# 2015-2016 SCHEDULED MAINTENANCE (SM16) PROJECTS

## Santa Ana College

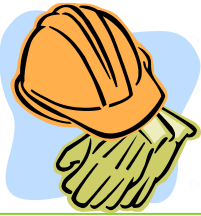
State Allocation 2016                      \$1,837,665

- ▶ Water Conservation
- ▶ Roof Replacement (W) - Completed
- ▶ Roof Replacement (E, G, K & S) - Completed
- ▶ Door Replacement (C, H, L, R, S) - Completed
- ▶ Flooring Repair (Gym) - Completed
- ▶ Flooring Repair (Dance) - Completed
- ▶ Waste Oil Tank Removal & Replacement (K) - Completed
- ▶ Lighting Contact/Relays (D, H, L, R, T) - Completed
- ▶ Roof Replacement (Pool Building) - Completed
- ▶ Floor Repairs (N) - Completed
- ▶ Floor Repairs (Chavez Hall) - Completed
- ▶ Door Hardware Replacement (Restroom) - Completed
- ▶ Hazardous Materials Abatement (P) – Completed
- ▶ Carpet Replacement ( B, L, S, carryover from SM 2015) - Completed

## Santiago Canyon College

State Allocation 2016                      \$787,571

- ▶ Roof Repairs (U Portables) - Completed
- ▶ Roof Replacement (T) - Completed
- ▶ Soffit Repair (A & B) & CDC Post Repairs - Completed
- ▶ Water Conservation - Completed
- ▶ Building D Exterior Painting (carryover from SM 2015) - Completed



2015-2016

# SCHEDULED MAINTENANCE PROJECTS (SMI6) SANTA ANA COLLEGE

PROJECT	STATUS	ESTIMATED BUDGET
Water Conservation	A smaller scope of work has been identified to undertake an Irrigation Phase I project, which the scope of work is to repair and replace some of the existing landscaping and irrigation until the larger project scope of work can be identified. A mandatory job walk was held on March 14, 2018. Bids were due March 27, 2018 and the District received one bid. The award of bid is anticipated for ratification by the Board of Trustees on April 23, 2018. The work is anticipated to start in April 2018 and complete in June 2018.	\$96,915 (under review)
<b>TOTAL ALLOCATION (active projects only)</b>		<b>\$96,915</b>





# CURRENT CAPITAL PROJECTS RELOCATIONS SANTA ANA COLLEGE

PROJECT	STATUS	ESTIMATED BUDGET
Welding Relocation Relocation required due to demolition of (3) J Buildings.	<i>No change in status.</i> The District installed new temporary power to temporarily accommodate the welding stations housed along the J Building. The permanent solution will have power in the new masonry wall west of the Science Center. In addition, new asphalt and three containers were installed for storage of all materials previously stored in the J Building.	\$122,000
Maintenance/Custodial Relocation Relocation required due to demolition of (3) J Buildings.	The relocation of the M&O storage items into the Central Plant was completed. This will be removed from future updates.	\$16,000



# CURRENT CAPITAL PROJECTS RUSSELL HALL REPLACEMENT (HEALTH SCIENCES BUILDING)

## Project Summary:

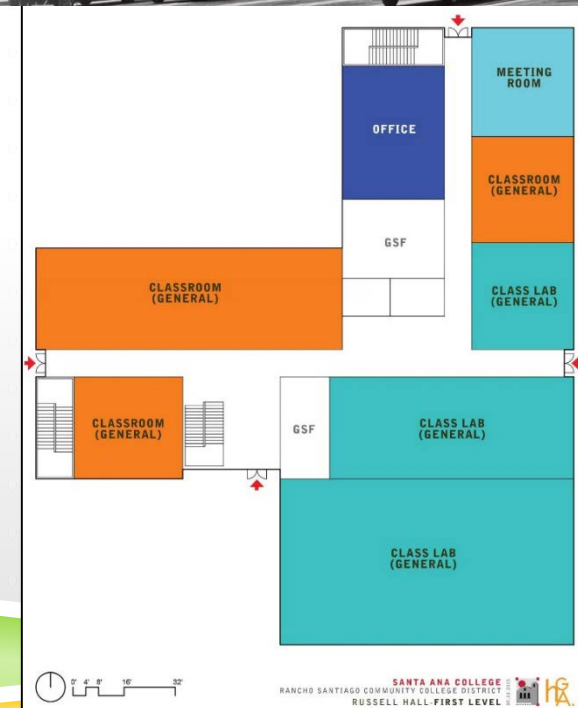
- ▶ Construction of a new 55,138 square foot Health Sciences Building to include Nursing, Occupational Therapy Technology, Emergency Medical Services, Pharmacy Technology, general classrooms and computer labs. The new building will be located south of the existing library and north of the new Science Center.
- ▶ Demolition of existing Russell Hall Building.
- ▶ The District will have to adhere to a strict state process and guidelines.

## Current Status:

- ▶ The project was approved by the Board of Governors, California Community Colleges, the State Chancellor's Office and the first phase of funding for Preliminary Plans Phase has been released.
- ▶ New The Board of Trustees approved the cost estimating consulting services agreement on March 12, 2018.
- ▶ New The Preliminary Plan was submitted to the State on February 28, 2018.
- ▶ User group meetings are in progress.
- ▶ **No changes are allowed to square footage and/or programs.**
- ▶ DSA submittal anticipated February 2019.
- ▶ New DSA approval anticipated November 2019.
- ▶ Target construction start June 2020.
- ▶ Target occupancy July 2022.

## Budget:

- ▶ \$40.9 million\* (District to contribute 50% - subject to change based on annual State Budget changes for inflation adjustments)
- ▶ Budget under review.





# CURRENT CAPITAL PROJECTS SANTA ANA COLLEGE

PROJECT	STATUS	ESTIMATED BUDGET
DMC 2 <sup>nd</sup> Floor Slab Repairs	This project will be put on hold. Several meetings were held with DMC occupants and users. Due to the complexity of requiring the occupants to relocate and given the project scope of work is complicated to execute but not eminent as it is an aesthetic correction. It will be removed from future updates. This was reported at the last SAC Facilities Committee meeting on March 20, 2018.	\$314,500 (to be reallocated)
Barrier Removal Exterior (Parking Lot 9 Stalls)	This is a new project to address the accessible stalls and path of travel repairs needed to restore a portion of parking lot 9 after the McCarthy Construction team vacates the space and the lot is reconfigured for future construction team trailers for Johnson demolition and Science Center. Minor modifications, re-striping and re-surfacing work needs to occur in this lot as there is a transition from one construction project to the next. The architect agreement was approved by the Board of Trustees on February 26, 2018. A DSA over the counter meeting is scheduled for April 10, 2018.	\$275,000 (under review)
Barrier Removal Exterior (Parking Lot 11 Stalls)	This is a new project to add 5 new accessible stalls in parking lot 11 to make a total of 16 ADA stalls. There will be a reduction of 3 regular stalls due to this change. The project is anticipated to start and complete during spring break.	\$17,000



# CURRENT CAPITAL PROJECTS SANTA ANA COLLEGE

PROJECT	STATUS	ESTIMATED BUDGET
Barrier Removal Signage/Wayfinding	A kick-off meeting with the architect was held on March 16, 2018 with each campus to discuss the architect's observations and assessment. The next meeting will be held on the college to review site locations, further recommendations, options, locations and types of signage and wayfinding monuments.	\$115,000
Campus Directory (Electronic)	A kick-off meeting with the architect was held on March 16, 2018 with each campus to discuss the architect's observations and assessment. The next meeting will be held on the college to review site locations, further recommendations, options, locations and software requirements.	\$82,500
Chavez Hall Renovation	The next phase of the floor replacement work is anticipated to be done during the Spring break.	\$267,246 (under review)

PROJECT	STATUS	ESTIMATED BUDGET
CEC Mural	<i>No change in status.</i> This project is on hold per the department. A location has yet to be determined. Due to the size of the murals the art department has been exploring locations other than the CEC for display.	\$8,530 (SAC Diversified Trust Fund)
Campus Security Storage	The new Trex fence and gate was installed on February 15, 2018. The Keytrak system demonstration was held on February 22, 2018. The system can be networked but is also fully functional as a stand-alone. The structural engineer visited the site to survey the existing condition and provided the design for the backing support of the Keytrak System on March 29, 2018. An existing storage cabinet will need to be removed to allow for the installation of the Keytrak system and lockers which will likely occur in May/June 2018.	\$75,000
Building K Welding Ventilation	This is a campus requested project to replace the aging ventilation system in Building K (Welding Program). The architect agreement was approved by the Board of Trustees on February 26, 2018. The architect has commenced the investigation to assess the condition of the building to determine what upgrades can be undertaken.	\$242,691 (under review)
Infinite Spirit Sculpture	The sculpture was installed on February 9, 2018 and the bronze plaques were attached to the pedestals on March 7, 2018. Mulch was placed around the sculpture on March 19, 2018. This project is in the close-out phase.	\$18,050



# CURRENT CAPITAL PROJECTS SANTIAGO CANYON COLLEGE ORANGE EDUCATION CENTER BUILDING CERTIFICATION

## Project Summary:

- ▶ DSA Certification of Orange Education Center.
- ▶ Upgrade to meet current structural, fire & life safety, ADA and energy codes.
- ▶ Partial demolition of existing building as well as relocation of some programs and services.
- ▶ Proposed building 63,170 square foot.

## Current Status:

- ▶ New design concepts are being prepared by the architect.
- ▶ The environmental consultant has completed site soil, soil gas and groundwater sampling activities and is preparing to submit a report to OCHCA.
- ▶ New A meeting has been scheduled with the OCHCA on April 25, 2018.



## Budget:

\$34.66 million target

\$33.53 million allocated

- \$1.34 million Measure E
- \$3.66 million SAC Redevelopment Funds
- \$4 million SCC Redevelopment Funds
- \$7 million Stabilization Funds
- \$14.43 million one-time Mandated Cost funds (State Budget Act)
- \$3.1 million from Settlement

Note: Budget is currently deficient by \$1.13 million



# CURRENT CAPITAL PROJECTS SANTIAGO CANYON COLLEGE

PROJECT	STATUS	ESTIMATED BUDGET
Barrier Removal Signage/Wayfinding Phase I	All work was completed and close out documents are ongoing.	\$60,000
Barrier Removal Signage/Wayfinding Phase 2	A kick-off meeting with the architect was held on March 16, 2018 with each campus to discuss the architect's observations and assessment. The next meeting will be held on the college to review site locations, further recommendations, options, locations and types of signage and wayfinding monuments.	\$149,500
Barrier Removal PTD Replacement	This project is part of a Settlement Agreement. Owner furnished paper towel dispenser & contractor installed material procurement is ongoing.	\$579,825
Barrier Removal Fixtures/Furnishings and Equipment - Exterior	The removal of existing non-compliant furniture pieces has been completed. On January 12, 2018, five miscellaneous outdoor furniture items for four different locations at SCC were delivered. one table was damaged and the replacement table was delivered on February 23, 2018. This update will be removed from future updates until new FF&E items are underway.	\$50,000



## CURRENT CAPITAL PROJECTS SANTIAGO CANYON COLLEGE

PROJECT	STATUS	ESTIMATED BUDGET
Campus Directory (Electronic)	A kick-off meeting with the architect was held on March 16, 2018 with each campus to discuss the architect's observations and assessment. The next meeting will be held on the college to review site locations, further recommendations, options, locations and software requirements.	\$130,600
Barrier Removal Toilet Paper Dispensers	This project is part of a Settlement Agreement to correct non-compliant toilet paper dispensers located in accessible toilet stalls in Buildings A, C, D, E and L. This project is in the planning stage.	TBD
LRC Drywall Repairs	The work involves modification of minor wall details and drywall repairs to fix all of the cracks on multiple floors in multiple locations within the LRC. The project is in design.	\$363,919
Safety & Security Office	The project continues to make design progress. Anticipated DSA submittal is summer 2018.	\$1,200,000



# CURRENT PROJECTS DISTRICT OFFICE

PROJECT	STATUS	ESTIMATED BUDGET
Roof Replacement at District Office	A notice of completion and deductive change order were approved by the Board of Trustees on March 26, 2018.	\$520,997
ADA Parking Lot Improvements at District Office (SMI6) (parking lots and path of travel to building entrances)	This project is pending DSA approval for access review only.	\$32,335 (under review)
Elevator Tank-Cylinder and Pump Repairs	The quote for this work was rejected by the District as it was over budget and had insufficient bidder interest. The project is on hold until June 2018 when new quotes can be retained and the work scheduled as one elevator must remain operational during this repair. The District is also adding cylinder and pump replacement work to the project.	\$63,000

Note: SMI6 Non-State Funded Scheduled Maintenance Projects





# CURRENT PROJECTS DISTRICT-WIDE

PROJECT	STATUS	ESTIMATED BUDGET
Emergency Door Lockdown	The first shipment of devices (door magnet strips) have been received and delivered to the campuses. This is the largest quantity of devices and will provide the greatest coverage. Safety and Security will provide training to staff at each campus; distribute the devices and work with the sites to ensure ongoing transition to new door procedures with these devices. Facilities staff will continue to provide assistance as needed.	\$16,000
Door Access Control & Door Hardware	Based on the responses received for the Door Access Control RFQ/RFP, the District has requested supplemental pricing to add a complete door and door hardware assessment to the scope of work for the RFQ/RFP. Upon review/confirmation, a recommended firm will be forwarded for approval.	TBD



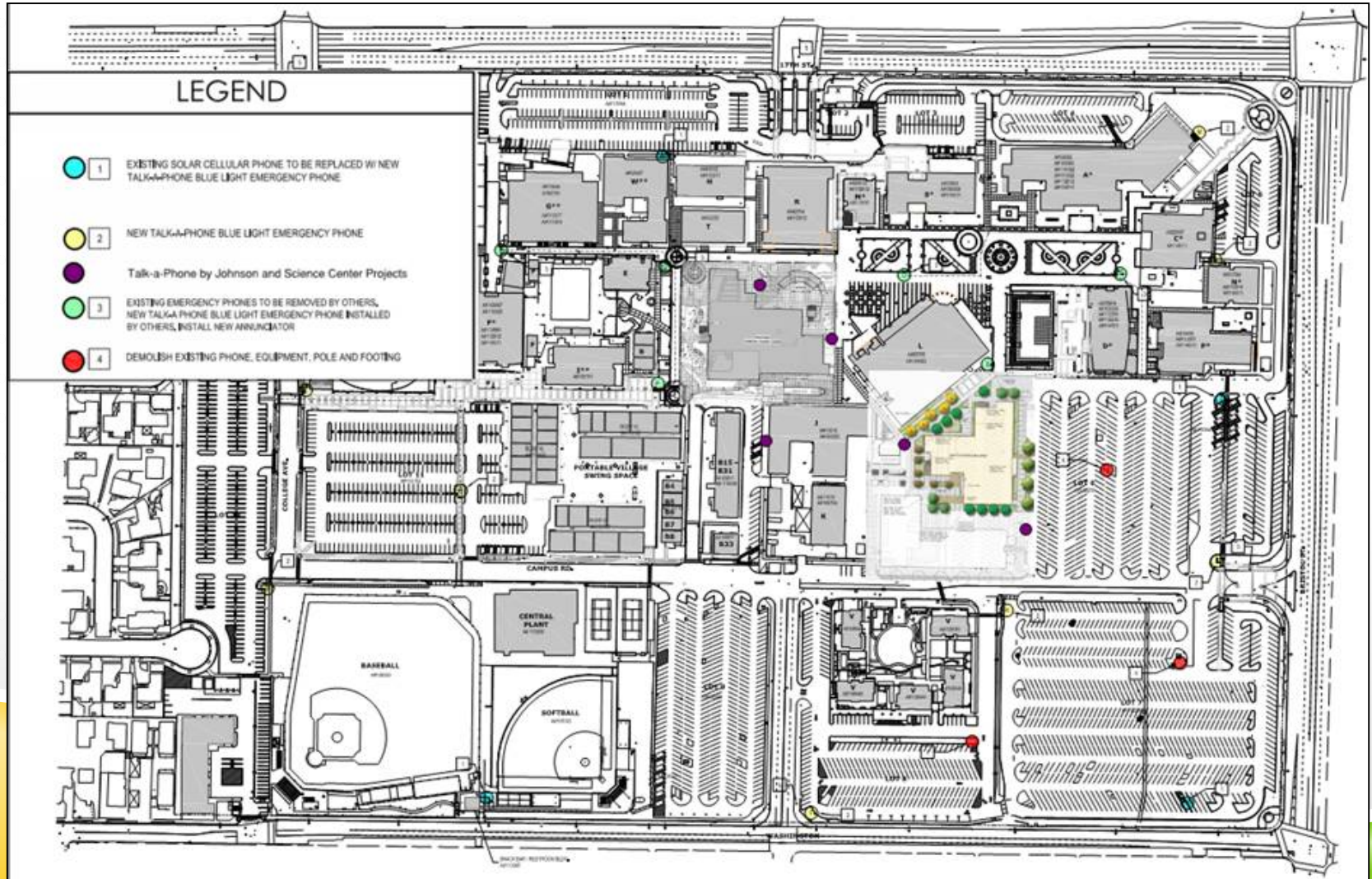
## CURRENT PROJECTS DISTRICT-WIDE

PROJECT	STATUS	ESTIMATED BUDGET
District-Wide Emergency Blue Phone & ADA Path of Travel (SAC, SCC, CEC, DO, OCSRTA, DMC)	There is ongoing review regarding the 46 blue phones to be installed and therefore the development of contract documents is on-going. Staff continues working with the Purchasing department on the procurement of phones. The architect is working on coordinating drawing and project scope with the concrete/asphalt work throughout the District on different projects to minimize the impact to the campuses. The architect anticipates completing this coordination work in April and then preparing to advertise for bidding of the project thereafter.	\$1.9 Million



**SANTA ANA**  
**COLLEGE**

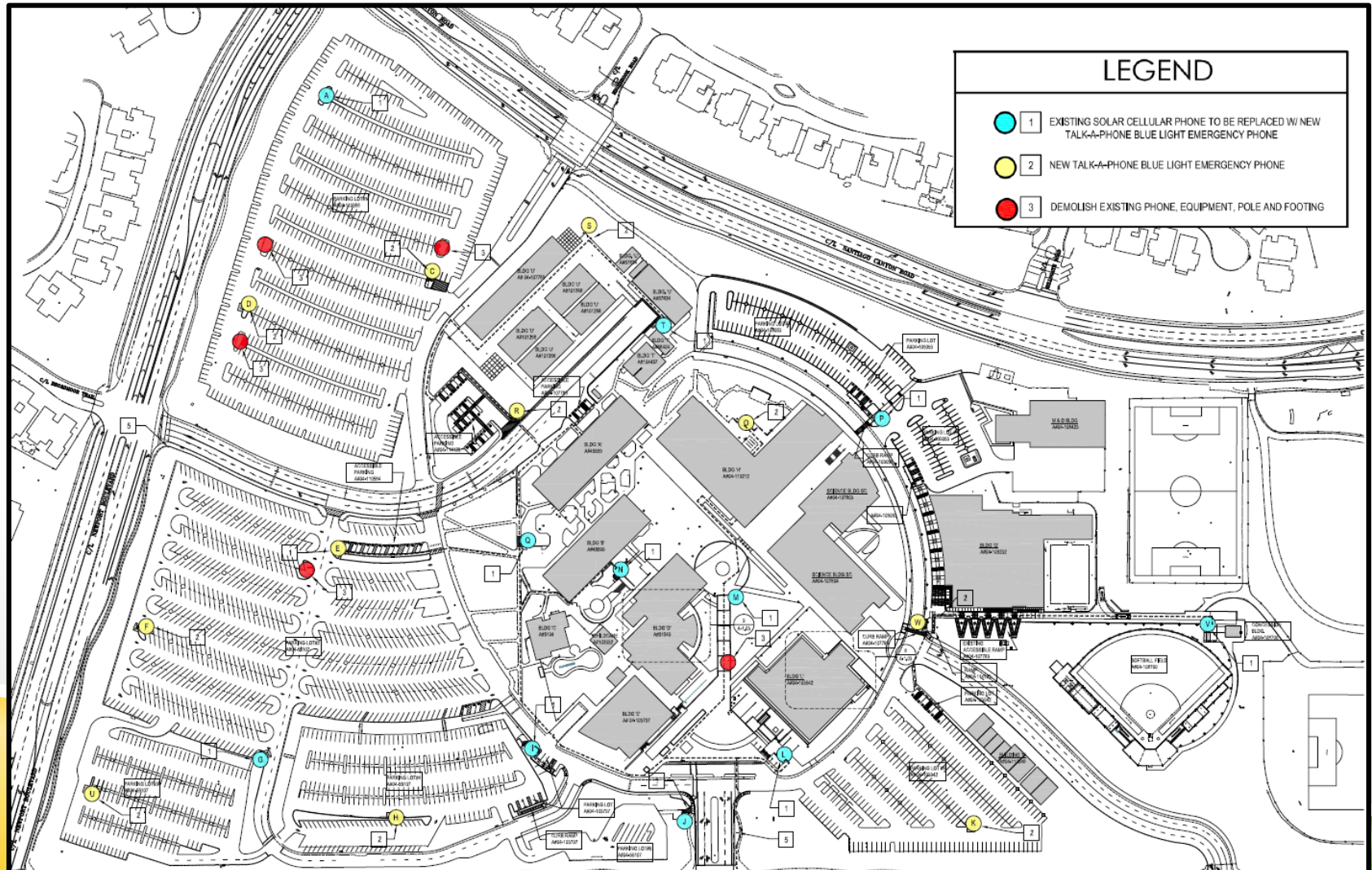
# SANTA ANA COLLEGE EMERGENCY BLUE PHONE LOCATIONS MAP







# SANTIAGO CANYON COLLEGE EMERGENCY BLUE PHONE LOCATIONS MAP







SANTA ANA COLLEGE, SANTIAGO CANYON COLLEGE, DIGITAL MEDIA CENTER, ORANGE COUNTY SHERIFF'S REGIONAL TRAINING ACADEMY

## YEAR FIVE PROP 39 PROJECTS

### Project Summary:

- ▶ LED lighting conversion at Santa Ana College, Santiago Canyon College, Digital Media Center and Orange County Sheriff's Regional Training Academy.

### Current Status:

- ▶ Contract preconstruction has started and coordination with the colleges has begun.
- ▶ Construction is anticipated to start at SCC in June 2018 and at SAC in July 2018.

### Budget:

- ▶ \$993,328



# POTENTIAL FUTURE INCREASES TO CONSTRUCTION COSTS

- ▶ Escalation (Current Budgets at 4 – 6%)
- ▶ Impact of Hurricane(s) and Restoration Work Efforts
  - ▶ Latent Escalation (Future, Unpredictable 8 – 10%+)
- ▶ Local Impacts to Construction Market
  - ▶ Material, Labor, Supply Shortages
  - ▶ Lower Bid Turnout, Less Available Contractors
  - ▶ Higher Construction Costs than Typical
  - ▶ Schedule Delays
  - ▶ Planning and Preparing for Impact
    - ▶ Project Phasing
    - ▶ Contingencies
    - ▶ Alternates or Deducts



## QUESTIONS



March 21, 2018



**\$70,600,000**

**Santa Ana College**

**Improvement District No. 1 of**

**Rancho Santiago**

**Community College District**

**(Orange County, California)**

**General Obligation Bonds**

**Election of 2012, 2017 Series B**

***Post-Pricing Booklet***

**Trennis L. Wright**

**Senior Vice President, Public Finance**

Cell: (424) 220-9758

Email: [Trennis.L.Wright@pjc.com](mailto:Trennis.L.Wright@pjc.com)



# Table of Contents

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**Page 1**                    **Introduction: Issuance by the Numbers**

---

**Page 2**                    **History of the Measure Q Bond Authorization**

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**Page 3**                    **Market Timing of the Issuance**

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**Page 4**                    **Summary of the Orders Received**

---

**Page 5**                    **Leading Investors in the Bonds**

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**Page 6**                    **Financing Outcomes**

***Required Regulatory Disclosure***

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## Introduction: Issuance by the Numbers

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**3.14**

The low **financing percentage rate** achieved by the District due to its strong credit rating and the substantial investor demand generated for the sale.

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**1.49**

The **repayment ratio** that the District achieved on its issuance, representing 49¢ of interest for every \$1 borrowed.

---

**0**

The number of Capital Appreciation Bonds (**CABs**) that were issued as part of this issuance.

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**483**

The number in **millions of dollars** that Piper Jaffray procured in orders from financial institutions and other investors for the \$70.6 million in bonds for sale.

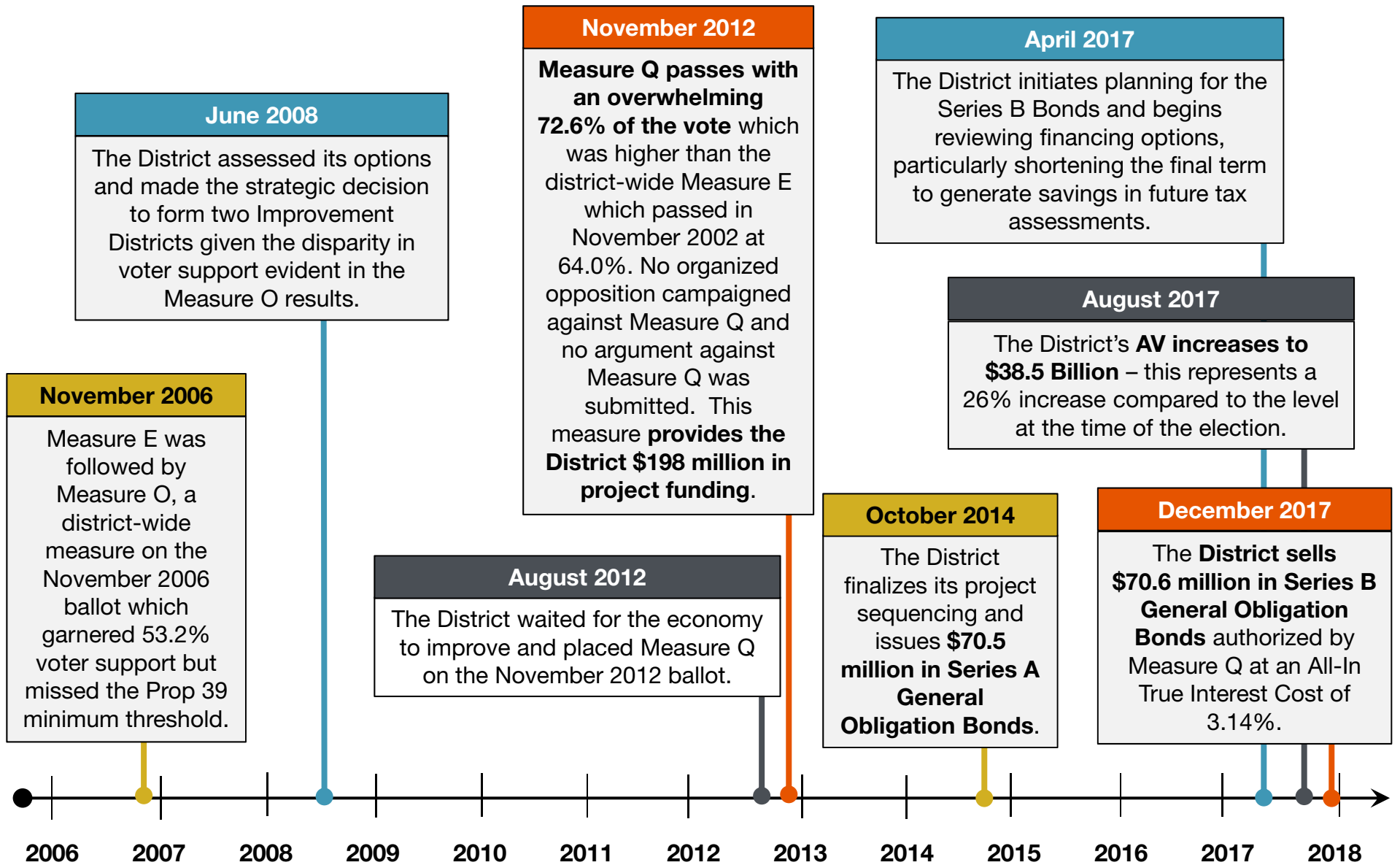
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**61**

The number of investors that submitted orders for the District's Bonds.

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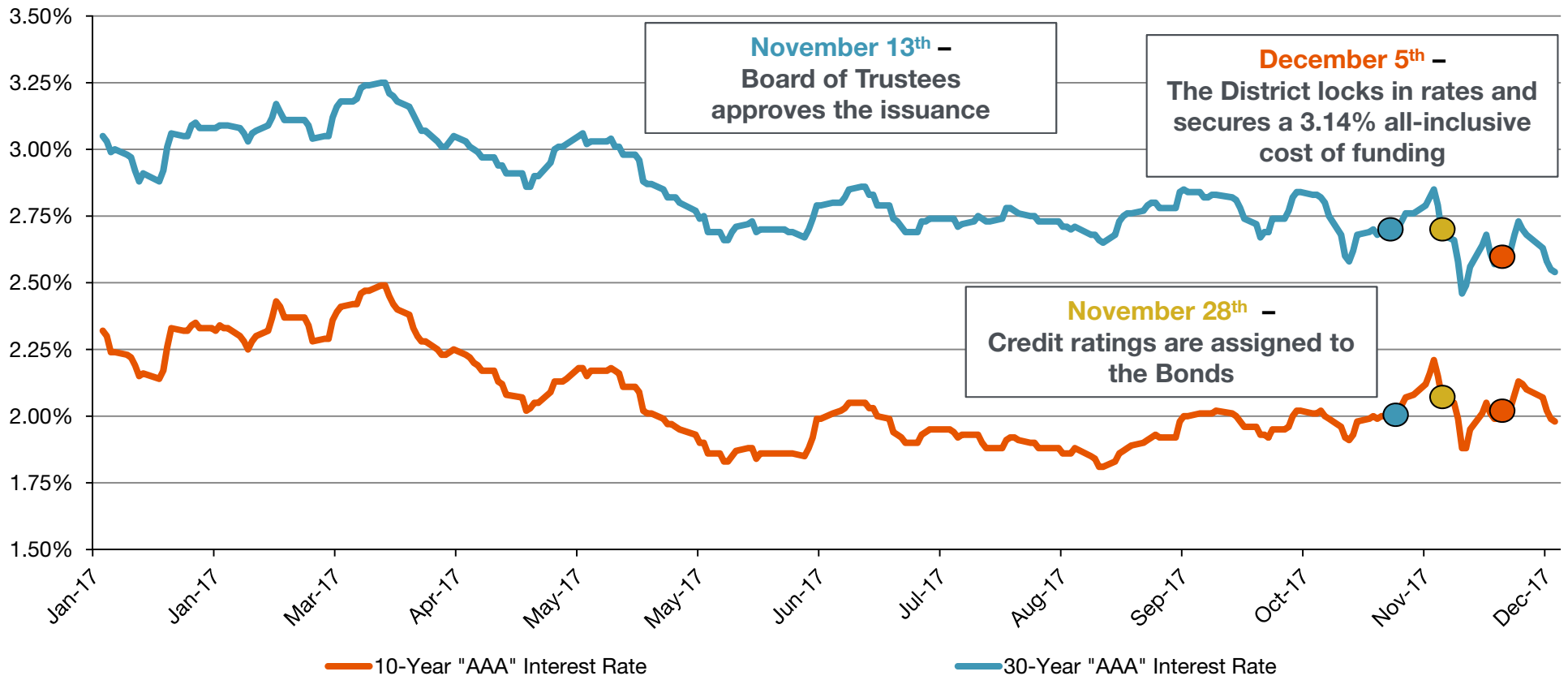
# History of the Measure Q Bond Authorization



# Market Timing of the Issuance

- The key benchmark rates began declining in March given the lack of support for the Trump Administration tax plan which included elimination of tax exemption on locally issued bonds such as those issued by the District.
- The bond issuance was well timed – the Federal Open Market Committee (FOMC) had voted to maintain the federal funds rate in a target range of 1 to 1-1/4 percent just prior to the sale.

**Change in Benchmark Interest Rates During Calendar Year 2017**



# Summary of the Orders Received

**1 Maturity Amounts** – The District’s offering was front-loaded with 25% of the bonds maturing in the first 3 years. This structure provides a lower overall rate and enhances long-term tax rate capacity.

**2 Subscription Levels** – Piper Jaffray solicited orders from investors at the yields illustrated which resulted in \$483 million in orders being placed for the \$70.6 million in bonds offered for sale. This ratio, or subscription level, ranged from 3.0 times to as much as 9.7 times depending upon the maturity referenced. This is a testament to the quality of the District’s bonds as well as the marketing and sales effort of Piper Jaffray.

**3 Lower Yields** – The level of interest in the offering afforded Piper Jaffray the opportunity to lower the yields for the District on every maturity.

Maturity	Maturity Amount (\$000's)	Subscription at Time of Proposal			Piper Jaffray Lowers Yields
		Total Priority (\$000's)	Subscription Levels	Yield to Call Levels	
2018	\$5,915	\$17,995	3.04x	1.19%	3 bps
2019	\$6,010	\$52,625	8.76x	1.40%	10 bps
2020	\$5,080	\$33,700	6.63x	1.49%	6 bps
2021	\$995	\$6,640	6.67x	1.55%	6 bps
2022	\$880	\$4,970	5.65x	1.64%	5 bps
2023	\$1,010	\$8,965	8.88x	1.68%	8 bps
2024	\$1,155	\$9,815	8.50x	1.74%	8 bps
2025	\$1,305	\$12,755	9.77x	1.79%	9 bps
2026	\$1,465	\$11,620	7.93x	1.89%	6 bps
2027	\$1,640	\$13,475	8.22x	1.96%	10 bps
2028	\$1,825	\$11,225	6.15x	2.21%	5 bps
2029	\$2,000	\$11,860	5.93x	2.42%	7 bps
2030	\$2,185	\$9,090	4.16x	2.53%	6 bps
2031	\$2,385	\$10,350	4.34x	2.62%	5 bps
2032	\$2,595	\$13,430	5.18x	2.69%	7 bps
2033	\$2,820	\$12,935	4.59x	2.77%	7 bps
2034	\$3,055	\$12,610	4.13x	3.12%	7 bps
2035	\$3,270	\$25,700	7.86x	3.14%	10 bps
2036	\$3,495	\$21,730	6.22x	3.18%	9 bps
2037	\$3,730	\$20,570	5.51x	3.22%	8 bps
2038					
2039					
2040					
2041	\$17,785	\$161,065	9.06x	3.00%	8 bps
<b>Total:</b>	<b>\$70,600</b>	<b>\$483,125</b>	<b>6.84x</b>		



## Leading Investors in the Bonds

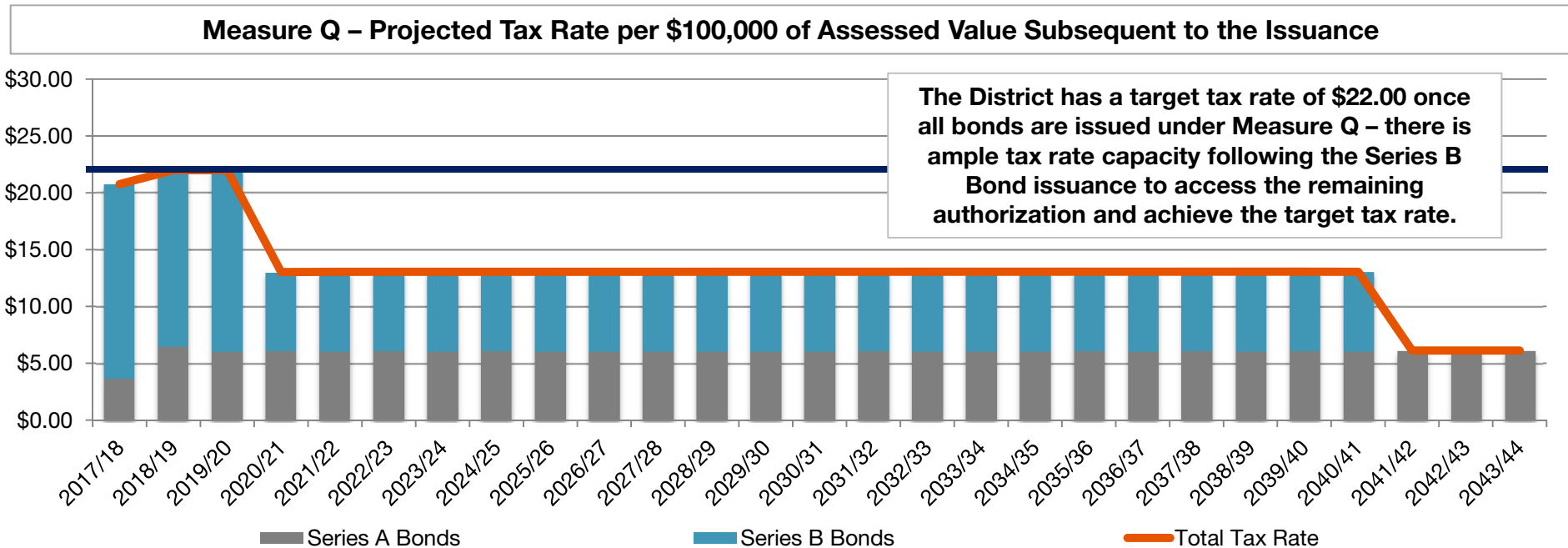
- A significant number of Tier I financial institutions approved the District's credit and invested.

<p>Vanguard Funds</p> <p>\$7,330,000</p> 	<p>Boston Company</p> <p>\$3,925,000</p> 	<p>Whitehaven Asset Management</p> <p>\$3,750,000</p> 	<p>Mackay Shields LLC</p> <p>\$3,500,000</p> 	<p>Spring Creek Capital</p> <p>\$3,300,000</p> 
<p>Blackrock SMA</p> <p>\$3,075,000</p> 	<p>Nuveen Asset Management</p> <p>\$2,985,000</p> 	<p>Concordia Asset Management</p> <p>\$2,850,000</p> 	<p>Bank of America Capital Management</p> <p>\$2,590,000</p> 	<p>Deutsche Bank</p> <p>\$2,500,000</p> 
<p>City National Bank of Beverly Hills of California</p> <p>\$2,055,000</p> 	<p>Old Orchard Capital Mgmt LP</p> <p>\$2,050,000</p> 	<p>Capital Research</p> <p>\$1,975,000</p> 	<p>Offitbank</p> <p>\$1,890,000</p> 	<p>Wells Fargo Asset Management</p> <p>\$1,795,000</p> 
<p>Breckenridge</p> <p>\$1,695,000</p> 	<p>Northern Trust</p> <p>\$1,570,000</p> 	<p>JP Morgan</p> <p>\$1,565,000</p> 	<p>Goldman Asset Management</p> <p>\$1,300,000</p> 	<p>16th Amendment Advisors</p> <p>\$1,250,000</p> 

# Financing Outcomes

- The financing was structured to take advantage of the District’s large assessed valuation (AV) and plan for future issuances:
  - There is \$17 million of the Bonds, or **25% of the issuance, scheduled to be repaid in the first three years without breaching the projected tax rate** threshold.
  - The balance of the principal is scheduled for repayment over 23 years to ensure there is ample tax rate capacity for the future issues.

The Series B Bonds	
Par Amount Issued	
- Current Interest Bonds.....	\$70,600,000
- Capital Appreciation Bonds.....	Nil
Debt Service to Maturity.....	\$105,072,597
Repayment Ratio.....	1.49 : 1
All-In Interest Rate.....	3.14%
Year of Final Maturity.....	2041



RANCHO SANTIAGO COMMUNITY COLLEGE DISTRICT

MEASURE Q

Projects Cost Summary  
02/28/18 on 03/12/18

Special Project Numbers	Description	Project Allocation	Total PY Expenditures	FY 2017-2018		Cumulative Exp & Enc	Project Balance	% Spent
				Expenditures	Encumbrances			
<b>ACTIVE PROJECTS</b>								
<b>SANTA ANA COLLEGE</b>								
3032	Dunlap Hall Renovation	12,634,041	12,620,659	-	13,382	12,634,041	0	100%
	Agency Cost		559	-		559		
	Professional Services		1,139,116	-	13,382	1,152,498		
	Construction Services		11,480,984	-	-	11,480,984		
	Furniture and Equipment		-	-	-	-		
3035	Johnson Student Center	39,449,764	1,839,798	781,986	3,162,780	5,784,564	33,665,200	15%
	Agency Cost		5,019	363,545	5,069	373,634		
	Professional Services		1,834,779	418,441	3,157,711	5,410,930		
	Construction Services		-	-	-	-		
	Furniture and Equipment		-	-	-	-		
3042	Central Plant Infrastructure	68,170,000	42,835,552	12,088,452	5,357,087	60,281,092	7,888,908	88%
	Agency Cost		315,395	146	1,833	317,374		
	Professional Services		7,845,853	1,371,436	2,412,242	11,629,531		
	Construction Services		34,674,304	10,693,992	2,926,900	48,295,196		
	Furniture and Equipment		-	22,877	16,113	38,990		
3043	17th & Bristol Street Parking Lot	2,500,000	198,141	-	639	198,780	2,301,220	8%
	Agency Cost		16,151	-	139	16,290		
	Professional Services		128,994	-	500	129,494		
	Construction Services		52,996	-	-	52,996		
	Furniture and Equipment		-	-	-	-		
3049	Science Center & Building J Demolition	73,380,861	3,711,723	1,765,232	52,172,646	57,649,602	15,731,259	79%
	Agency Cost		389,194	17,814	2,804	409,811		
	Professional Services		3,322,529	592,426	4,841,601	8,756,557		
	Construction Services		-	1,154,993	47,328,241	48,483,234		
	Furniture and Equipment		-	-	-	-		
3056	Johnson Demolition	2,500,000	2,780	1,866	-	4,646	2,495,354	0%
	Agency Cost		120	1,866	-	1,986		
	Professional Services		485	-	-	485		
	Construction Services		2,175	-	-	2,175		
	Furniture and Equipment		-	-	-	-		
<b>TOTAL</b>		<b>198,634,666</b>	<b>61,208,652</b>	<b>14,637,536</b>	<b>60,706,535</b>	<b>136,552,723</b>	<b>62,081,943</b>	<b>69%</b>
<hr/>								
<b>ACTIVE PROJECTS</b>		<b>198,634,666</b>	<b>61,208,652</b>	<b>14,637,536</b>	<b>60,706,535</b>	<b>136,552,723</b>	<b>62,081,943</b>	<b>69%</b>
<hr/>								
<b>SOURCE OF FUNDS</b>								
	ORIGINAL Bond Proceeds	198,000,000						
	Interest Earned	634,666						
	<b>Totals</b>	<b>198,634,666</b>						



SAC FACILITIES MEETING  
 MINUTES – NOV. 21, 2017  
 1:30P.M. – 3:00P.M.

*Santa Ana College Mission Statement: Santa Ana College inspires, transforms, and empowers a diverse community of learners.*

Administrators		Academic Senate		CSEA	
Michael Collins, Co-chair	Jim Kennedy(a)	Veronica Oforlea(a)	Susan Sherod(a)	Sarah Salas(a)	Mike Turrentine(a)
Carol Comeau(a)	Christine Leon	Elliott Jones, Co-Chair	Tommy Strong(a)		
Frances Gusman(a)	Frank Fonseca	Genice Gilreath(a)		<b>District Liaison</b>	
Nilo Lipiz(a)	Don Mahany(a)	Ben Hager		Carri Matsumoto	Darryl Taylor
Eve Kikawa(a)	Jennie Adams	Marty Rudd			
Becky Miller(a)	Brian Kehlenbach				
Guests				<b>Campus Safety &amp; Security</b>	
Matt Schoeneman	Brian Schroeder			Ray Wert	
John Zarske	Jaki King			<b>ASG Representative</b>	
				Mariely Figueroa-Hernandez and Brandon Vu	
<b>1. WELCOME AND INTRODUCTIONS</b>					
	Self-Introductions were made.			Meeting called to order – 1:30p.m. Adjourned at 2:46p.m.	
<b>2. PUBLIC COMMENTS</b>					
	None				
<b>3. MINUTES</b>					
	<b>DISCUSSION/COMMENTS</b>			<b>ACTIONS/ FOLLOW UPS</b>	
	The Oct. 17, 2017 meeting minutes were presented for approval.			<b>ACTION</b> Motion was moved by Ben Hager to approve the Oct. 17, 2017 Facilities Committee minutes as presented. 2 <sup>nd</sup> Brian Schroeder.	
<b>4. PROJECT UPDATES</b>					
	<b>DISCUSSION/COMMENTS</b>			<b>ACTIONS/ FOLLOW UPS</b>	
	<ul style="list-style-type: none"> <li>Central Plant Update - Matt Schoeneman reported that the Central Plant is operational and all utilities have been connected to the new Edison System. The hardscape is ongoing. The quad infrastructure has opened up walkways. The majority of the landscaping is completed. Concrete and landscaping will continue. This project is 90% and the target date of completion is January 2018.</li> </ul>				

- Johnson Demolition – At this time, a re-bid for the Johnson demolition project will take place. This project will be completed in two phases. Phase I - demolition of the building. Phase II - underground demolition and subsurface soil preparation which requires DSA approval. The target dates are Summer 2018 – Spring 2019.
- Science Center and Building J Demolition – The new Science Center will be a three story building to include science center and a greenhouse. The bid has been awarded to McCarthy. Notice to proceed was issued on November 17, 2017 and the target occupancy date is April 2020. The demolition of building J will begin as soon as possible. This demolition will impact parking lot 6. Some parking may be restored in parking lot 9. The parking lot on the corner of 17<sup>th</sup> and Bristol is designated for contractors. It was noted that the El Don Newspaper receptacles in the J building have been moved near the Maintenance and Operations building and will be placed in the central mall once the project is completed.
- Scheduled Maintenance Projects – The projects are ongoing. The Window Replacement in Building H project is scheduled for summer. At that time, no will be able to access that building. It can take 6-8 weeks to replace the windows. Faculty will need to be relocated during this project. Most of the scheduled projects are now closed and will be removed from the list.
- Russell Hall Replacement Project (Health Sciences Bldg.) – this project was approved by the Board of Governors, California Community Colleges, and the State Chancellor’s Office. This project will be completed in four phases. Target construction start date is June 2020 and target occupancy is July 2022.
- Current Capital Projects – These projects are ongoing. One of the projects is the campus digital directory and signage. Directories will be placed at three areas on campus. It was noted that due to some of the ongoing projects and the fencing, there will be reduced parking stalls in Lot 6. This will be reassessed after the fencing comes off and demolition is complete. It was also noted that although students park in the Target parking lot across the street, it is possible that they may or may not get a ticket. This also goes for faculty and staff. It was suggested carpooling incentives for students, faculty and staff be implemented. The idea of using the Kohl’s parking lot has been explored with no success. Brandon Vu also suggested a financial incentive for staff that are carpooling or biking to work. OCTA has partnered with SAC for students to ride free. This is an option as well. Public transportation or shuttle buses were also discussed. Will continue to look for other solutions.
- Scheduled Maintenance Projects/Current Projects – Some of the projects include, Emergency Door Lockdown, District-wide Security Radio and Emergency Blue Phone & ADA Path of Travel and Door Hardware and Access Control. It was confirmed that the call boxes in the parking lots are active and the bagged call boxes in the central mall are not operational. Daryl Taylor stated that any new projects under the 5-year plan should be received by mid-December.



	<ul style="list-style-type: none"> <li>SAC Active Project Update &amp; SAC Project Priority listing (attached) – Dr. Collins shared the Facilities Project list for Fall 2017.</li> </ul>	
<b>5. STANDING REPORTS</b>	<b>DISCUSSION/COMMENTS</b>	<b>ACTIONS/ FOLLOW UPS</b>
<b>HEPPS (Health, Emergency Preparedness, Safety and Security) Task Force</b>	<ul style="list-style-type: none"> <li>HEPPS Task Force – (attached) Dr. Collins provided an overview of the November 2, 2017 HEPPS meeting results.</li> </ul>	
<b>Facilities Report</b>	<p>Facilities Report – Frank Fonseca</p> <ul style="list-style-type: none"> <li>Between October 17th – November 21st - Received 227 Work Orders, Completed 105, 91 pending</li> <li>33-Custodian, 11-Electrical, 6-Grounds, 3-HVAC, 21-Locksmith, 11-Plumbing, 6-Carpentry</li> <li>Roof top cleaning ongoing at SAC/CEC in preparation for rainy season</li> <li>Cesar Chavez computer lab glass replaced</li> <li>Baseball &amp; Softball field turf renovation (aerate, verticut, overseed) in progress</li> <li>Replaced/repair 368 interior tube lighting in A- building (Completed)</li> <li>Ballast replacement in A-building (40 total); ongoing</li> <li>Fire, Life, Safety Testing/Inspection scheduled for week of December 18th</li> <li>Tree Service Trimming completed at SAC</li> <li>Removed (2) Red Iron Bark Eucalyptus at Centennial Education Center (CEC)</li> <li>Completed Tritium EMS software training</li> <li>CUP equipment operation and preventative maintenance training (ongoing)</li> </ul> <p>All work orders should be submitted through the Onuma Work Order System to better process them.</p>	
<b>Environmental Task Force</b>	<ul style="list-style-type: none"> <li>Environmental Task Force – Susan Sherod – not present</li> <li>Brandon Vu, ASG Representative – He spoke on a pilot recycling program in the Russell Hall building. A survey is to be distributed to students regarding the recycling of on campus. Another sustainability idea is to display areas where water bottles can be re- filled on campus and the ASG is to be accountable for collecting empty water bottles if they are giving them out at an event. The ASG would like launch a campaign to promote OCTA usage and encouraging different modes of transportation through social media. Another idea was to encourage students to use their bikes as a mode of transportation and have a bike repair stand available for them throughout the campus.</li> </ul>	
<b>6. ACCREDITATION</b>		<b>ACTIONS/ FOLLOW UPS</b>
	<ul style="list-style-type: none"> <li>Dr. Collins noted that College Council has been working on developing vision statements to accompany the new College Mission Statement.</li> </ul>	
<b>7. OLD BUSINESS</b>	<b>DISCUSSION/COMMENTS</b>	<b>ACTIONS/ FOLLOW UPS</b>
	<ul style="list-style-type: none"> <li>Emergency Door Lockdown Devices Pilot Update – Daryl Taylor reported that several pilot devices were placed in several buildings on campus. Feedback was received that some of the devices had fallen off and others did not like the door being left ajar. Currently there are three good lockdown device options.</li> </ul>	

	Several different devices will be used throughout the campus to see how they are working. Debriefing sessions to be conducted for both safety offices and collecting of feedback from the users via email to draw a conclusion. After all feedback is received a purchase will be made for one of the devices.	
<b>8. NEW BUSINESS</b>	<ul style="list-style-type: none"> <li>SACTAC Classroom Projector Replacement Recommendation – Elliott Jones reported that at the last SACTAC meeting it was stated that the overhead projectors are antiquated. Most of the current projectors were mounted when DSA approval was not required. For any projector that needs to be replaced, DSA approval is now required and may take months to receive approval. A recommendation was made at the SACTAC meeting to identify all campus-wide projectors that may need to be replaced. Dr. Collins stated that most projectors are between six to eight years old and when they are no longer functional, they cannot be replaced until they mount is DSA certified. That would require an architect to let us know what projectors can be remounted with a new DSA certified mount. Elliott Jones reported that as an interim solution, a recommendation was sent to Planning and Budget to purchase ten media carts and ten Ultra Short Throw Projectors.</li> </ul>	<b>ACTIONS/ FOLLOW UPS</b> To be discussed at next meeting.
<b>9. OTHER</b>	<b>DISCUSSION/COMMENTS</b>	<b>ACTIONS/ FOLLOW UPS</b>
	None Next meeting – Feb. 20, 2018	

SUBMITTED BY Maria Cardona



SAC FACILITIES MEETING  
 MINUTES – FEB. 20, 2018  
 1:30P.M. – 3:00P.M.

*Santa Ana College Mission Statement: Santa Ana College inspires, transforms, and empowers a diverse community of learners.*

Administrators		Academic Senate		CSEA	
Adam O'Connor, Co-Chair	Jennie Adams	Brian Kehlenbach, Co-Chair	Susan Sherod	Sarah Salas(a)	Mike Turrentine(a)
Jim Kennedy(a)	Becky Miller(a)	Elliott Jones	Tommy Strong(a)		
Christine Leon	Heller Sanchez	Genice Gilreath(a)	Michelle Parolise(a)	<b>District Liaison</b>	
Nilo Lipiz	Don Mahany	Ben Hager	Jaki King(a)	Carri Matsumoto	Darryl Taylor
Eve Kikawa(a)	Veronica Oforlea(a)	Marty Rudd			
Guests				<b>Campus Safety &amp; Security</b>	
Matt Schoeneman	Brian Schroeder(a)	Rudy Delgadillo		Ray Wert	
John Zarske	Rob Pfeifer			<b>ASG Representative</b>	
				Mariely Figueroa-Hernandez(a) Brandon Vu	
<b>1. WELCOME AND INTRODUCTIONS</b>					
	Self-Introductions were made			Meeting called to order – 1:35p.m. Adjourned at 3:05p.m.	
<b>2. PUBLIC COMMENTS</b>					
	None				
<b>3. MINUTES</b>					
	<b>DISCUSSION/COMMENTS</b>			<b>ACTIONS/ FOLLOW UPS</b>	
	The Nov. 17, 2017 meeting minutes were presented for approval.			<b>ACTION</b> Moved by Don Mahany to approve the Nov. 20, 2017 Facilities Committee minutes as presented. 2 <sup>nd</sup> Susan Sherod. Motion carried.	
<b>4. PROJECT UPDATES</b>					
	<b>DISCUSSION/COMMENTS</b>			<b>ACTIONS/ FOLLOW UPS</b>	
	Carri Matsumoto presented a projects update presentation (attached) <ul style="list-style-type: none"> <li>Central Plant Update – Carri Matsumoto reported that the Central Plant and Infrastructure project is 100% complete. The fencing is all down and the Coffee Cart is at its original location. She congratulated all the contractors and team players on completing these projects.</li> <li>Bond Projects Update – The Johnson Center Demolition project was delayed.</li> </ul>				

	<p>However, approval has been granted for the demolition. This project will start Summer 2018 through Spring 2019. There will be continuous activity, loud noises and vibrations during this period. The subsurface demolition needs DSA approval which should be granted between May and June 2018. The new construction of the Johnson Student Center to start late Spring 2019 and the target occupancy is late Spring 2021. Rudy Delgadillo reported that the construction of the Science Center and Building J demolition will be in two phases – the target occupancy date is April 2020. Carri Matsumoto added that the new surface parking lot project is currently on hold.</p> <ul style="list-style-type: none"> <li>• Scheduled Maintenance Projects – Carri Matsumoto reported that most of the scheduled maintenance projects are completed. She added that Building H will be closed during the window replacements taking place Summer 2018. Faculty and staff utilizing that building will be notified accordingly.</li> <li>• Current Capital Projects (SAC) – Carri Matsumoto stated that most of the current capital projects are completed and will be removed from the list. She added that the Russell Hall-Health Sciences Building project was approved by the Board of Governors and no changes are allowed to square footage and/or program. They are currently working on estimates of the cost. Brandon Vu asked if the Health Science building is approved for accreditation. Carri explained that all the vetting and layout has been reviewed and approved. She continued to report that most of the projects on the Requested Projects list are ongoing.</li> <li>• Current Projects District-Wide – The door access control RFQ/RFPs were sent out in December 2017. The District received six proposals that were reviewed February 14, 2018. The RFP for the door hardware is still under development. Adam O’Connor added that Buildings A &amp; C have no keys to issue at this time. This will remain an issue until this process is complete. Carri Matsumoto shared a spreadsheet (Slide 24) showing the total number of parking stalls lost (384) due to the construction projects. She also stated that Parking Lots 7 and 8 are under-utilized. Parking will continued to be monitored.</li> <li>• SAC Active Project Update &amp; SAC Project Priority listing (attached) – Adam O’Connor shared a list of facility projects that are both completed and ongoing.</li> </ul>	
<b>5. STANDING REPORTS</b>	<b>DISCUSSION/COMMENTS</b>	<b>ACTIONS/ FOLLOW UPS</b>
<b>HEPSS (Health, Emergency Preparedness, Safety and Security) Task Force</b>	<ul style="list-style-type: none"> <li>• HEPSS Task Force – Don Mahany reported that they have not had a meeting. The next meeting will be held March 2018. Some trip hazard issues were brought up. Maintenance and Operations will attend to them.</li> </ul>	
<b>Facilities Report</b>	<ul style="list-style-type: none"> <li>• Facilities Report – Heller Sanchez reported the following: <ul style="list-style-type: none"> <li>o 394 work orders submitted, 365 completed, 29 pending</li> </ul> </li> </ul>	

	<ul style="list-style-type: none"> <li>o Netting for softball field installed in both dugouts</li> <li>o Installed new electrical in T-201 Sewing lab</li> <li>o Installed new emergency exit lighting at CEC</li> <li>o Renovated baseball and softball fields, also installed new clay on warning track</li> <li>o Fire alarm testing, fire alarm dampers, fire sprinklers and hydrants tested during winter break</li> <li>o Main gym floor, basketball court recoated</li> <li>o Pyro-Comm replaced 130 batteries in all fire alarm panels at SAC</li> <li>o Replaced 10-foot sewer line above ceiling in Russell Hall, Room 303</li> <li>o Two HVAC actuators were replaced in R-111</li> <li>o A total of 27 ballast were replaced in Russell Hall</li> <li>o A total of 452 T-5 bulbs were replaced and 42 ballast between the main gym and small gym</li> <li>o At CJTC, concrete sidewalk repaired and removal of one tree</li> <li>o Stools/chairs replaced in R-201, R-202 and R-309</li> <li>o VRC chairs were replaced</li> <li>o Tree trimming at CEC and SAC as well as two tree removals at CEC</li> <li>o Prevent Life Safety replaced and repair fire dampers at SAC</li> </ul>	
<b>Environmental Task Force</b>	<ul style="list-style-type: none"> <li>• Environmental Task Force – Susan Sherod – presentation and spoke on free tools to save energy (attached).</li> <li>• Brandon Vu, ASG Representative reported the following – funding was recently approved to giveaway reusable water bottles to students on campus. The student PR commissioner and myself will be working on a hydration station map (existing and planned) to include with each water bottle when given to students so they can know where to fill their bottle. We also plan on making that map available on the SAC website and social media. Since faculty and staff would benefit from this information as well, we will send them an email once the map is finished. He also reported that a recent poll directed to students was conducted during Spring Intersession about various environmental topics around campus. Some of them include the bike repair stations and hydration stations. Upon request, data collected so far, can be released from the student body. There will be student polling from Spring 2018. Adjustments to the survey questions to reflect some of the topics mentioned here (in terms of where they would like to see the bike repair stations and hydration stations) will be made.</li> </ul>	
<b>6. ACCREDITATION</b>		<b>ACTIONS/ FOLLOW UPS</b>
	<ul style="list-style-type: none"> <li>• No report at this time.</li> </ul>	
<b>7. OLD BUSINESS</b>	<b>DISCUSSION/COMMENTS</b>	<b>ACTIONS/ FOLLOW UPS</b>
	<ul style="list-style-type: none"> <li>• Emergency Door Lockdown Devices Pilot Update – In January 2018, it was decided on the door lockdown devices and quantities to purchase. They will be</li> </ul>	



	<p>deployed immediately upon receiving them and installed in the next couple of months.</p> <ul style="list-style-type: none"> <li>• Nilo Lipiz informed committee that additional devices may be needed at the Remington Center.</li> <li>• Brandon Vu asked if student representatives will be trained/educated on how to use the devices. Darryl Taylor explained that training is part of the process of adhering the devices. There will be a surplus of items to be able to replace them as needed.</li> </ul>	
<b>8. NEW BUSINESS</b>		
	<ul style="list-style-type: none"> <li>• Parking Changes – this was discussed in the Projects Update above. There is an issue regarding parking availability and continued to be monitored.</li> <li>• Building Key Status – covered in project updates above.</li> </ul>	<p><b>ACTIONS/ FOLLOW UPS</b> Add parking changes to future agenda items.</p>
<b>9. FUTURE AGENDA ITEMS</b>		
	<ul style="list-style-type: none"> <li>• Parking issues – ongoing discussion needed regarding utilization of parking (staff v. student, locations, for example)</li> <li>• Water hydration stations – Brandon Vu will have a map depicting the water stations available soon.</li> </ul>	
<b>10. OTHER</b>	<b>DISCUSSION/COMMENTS</b>	<b>ACTIONS/ FOLLOW UPS</b>
	<p>Nilo Lipiz inquired about the following:</p> <ol style="list-style-type: none"> <li>1. Does anyone know about the CEC 5-year lease renewal which is coming up soon?</li> <li>2. Deferred maintenance issues at CEC. He stated that the Onuma work orders have been submitted. Heller Sanchez stated that it is due to manpower and funding.</li> </ol> <p>Next meeting March 20, 2018</p>	<p>Follow up at next meeting.</p>

SUBMITTED BY Maria Cardona

## Santiago Canyon College Facilities & SAFETY Committee

### Minutes

February 26, 2018

**Attendees:** Beth Hoffman, Eric Hovanitz, Scott Sakamoto, Arleen Satele, Ambar Nakagami, Rick Adams, Zulema Mendez

**Absent:** Von Lawson, Pat Alvano, Jim Granitto, Julie Peeken, Stew Myers, Tyler Onderdonk

**Guest:** Manny Pacheco, Chuck Wales

NEW BUSINESS		OUTCOME
1. Review of Minutes from November 20, 2017 Minutes		Approved
2. INTRODUCTIONS/ANNOUNCEMENTS	Introduced Ambar Nakagami, new classified representative and the new facility coordinator.	Eric Hovanitz
3. District Presentations	Facilities Update	Powerpoint attached. <ul style="list-style-type: none"> <li>• Highlights were the Barrier Removal Phase map,</li> <li>• OEC Batavia status</li> <li>• D building Fan coil</li> </ul>
4. Public Safety	Update <ul style="list-style-type: none"> <li>• Lockdown mechanism</li> </ul>	Manny Pacheco <ul style="list-style-type: none"> <li>• Demonstrated the magnetic strips for lock down. The magnetic strip is in order</li> <li>• Training is being developed</li> </ul>
5. Facility Resource Prioritization Ranking	<ul style="list-style-type: none"> <li>• Final Prioritization summary sheet</li> </ul>	Eric Hovanits <ul style="list-style-type: none"> <li>• Reiterated the facilities prioritization that was voted last December.</li> </ul>
6. College Facilities Update	<p>College Facilities Update</p> <p>1, Fan Coil update – ACCO has been awarded as the contractor for the fan coil project. They will be replacing all fan coils in the D building. They will also add variable speed units throughout the building for energy savings. Installation will begin right after the Spring semester ends.</p> <p>2. Last week, we finally located the bees nest outside wall of D building facing the CDC. Contractor broke out the column, removed the nest and will be patching the column.</p> <p>3. 2 light poles repair. One near the B Building will be completed today. Parking lot 3, light pole went down due to Santa Ana</p>	Chuck Wales

	<p>winds. Undergoing repair today and the contractor will be conducting another survey of all parking lot poles for corrosion damage.</p> <p>4. Repairs to D building generator and chiller are underway with partial completions</p> <p>5. Two primex clock repeaters (that set the school clocks) has been repaired.</p> <p>6. A and B building soffits are currently under repair to install expansion joints at the stairwell sections.</p> <p>7. Landscapers have aerated, sodded and seeded grass areas throughout the campus</p> <p>8. Fire control wiring to T-104 has shorted underground. New overhead conduit is complete awaiting wire pull</p> <p>9. New fencing was installed next to U-100 for secure cart storage and netting was added to softball dugouts to meet 2018 requirements</p> <p>10. The master irrigation pump and field lighting controllers are being added to the campus energy management systems</p> <p>11. A ground fault (underground short) that fed the street lighting in lot 7 next to the H building was identified and isolated.</p> <p>12. The M&amp;O fuel tank has been repaired, filled, certified and is being used to dispense fuel to all the campus vehicles, saving approximately \$1 per gallon.</p> <p>13. A computer that networks the SC building's laboratory flow controllers was repaired and the system has been stabilized</p> <p>14. The elevator in the H building has a hydraulic leak in the ram, which will be repaired soon to alleviate the recent downtime.</p> <p>15. Custodial staff begin graveyard schedule starting March 5.</p>	
7. Food Bank	Status update	<p>Beth Hoffman</p> <ul style="list-style-type: none"> <li>• Requesting a permanent location</li> <li>• Every other Thursday the food bank hours have been extended to 10am to 2pm and 3:30 p.m. to 6:30 p.m.</li> <li>• They are in the planning stages to provide healthy cooking demonstrations..</li> </ul>
8. NEW BUSINESS /OTHER	Request time change of meeting	Approved to begin at 3:30 to 4:30 p.m. for this semester
<b>OLD BUSINESS &amp; PROJECT STATUS REPORTS</b>		<b>OUTCOME/FOLLOW UP</b>

1. . Relocation OEC Classes	Due to environmental study, district facilities is waiting for approval from the County environmental office in order to continue construction. District facilities is looking into other options such as not including child development center inside the Batavia site. Architect has been hired to develop a design for the Batavia site. There continues to be funding issues and project target date early 2020. OEC location destructive testing is completed. Continued user group meetings and identify other additional funding sources to complete the project.	Ongoing
2. Noise Transmission between SC103 and SC104, from SC 105, and between SC205 and SC206	No further action. Remains open	Pending Funding.
3. Naming of Buildings - Process	No further action has been taken.	Progress report will be provided.
4. Protocol for installing commemorative pieces, such as the proposed busts, on campus.	District is working on options regarding installing commemorative pieces.	Progress report will be provided.
Next Meeting	<b>March 19, 2018 SC 103 3:30 p.m. - 4:30 p.m.</b>	

**Santiago Canyon College  
Mission Statement**

Santiago Canyon College is an innovative learning community dedicated to intellectual and personal growth. Our purpose is to foster student success and to help students achieve these core outcomes: to learn, to act, to communicate and to think critically. We are committed to maintaining standards of excellence and providing accessible, transferable, and engaging education to a diverse community. (Approved by RSCCD Board of Trustees, 9-23-13)

# Physical Resources Committee

Meeting of March 7, 2018

1:30 p.m.

Executive Conference Room – District Office

**Attendees:** Peter Hardash, Carri Matsumoto, Arleen Satele, Adam O'Connor, Toni Bland, Darryl Taylor, Diane Hill, Patricia Alvano, Brian Kehlenbach and Ambar Nakagami.

## Minutes

**Call to Order:** Mr. Hardash called the meeting at 1:40 p.m. and attendees introduced themselves.

**Agenda item:** Measure Q and Scheduled Maintenance Projects Update – dated March 7, 2018

**Discussion:** Ms. Matsumoto provided the committee with an overview of the following projects:

### Measure Q:

- Central Plant and Infrastructure: The project is 100 % complete and now on punch-list. Contract closeout is occurring through the spring and DSA closeout is occurring through the spring and summer. The campus grand opening for the Central Mall is March 23, 2018 at 10 a.m.
- Johnson Demolition: Increment 1 received DSA approval. Currently in the RFQ/RFP phase for prequalification of the general contractor and subcontractors. The demolition of the building and subsurface demolition of the underground piles is now combined as one phase. Mr. O'Connor asked Ms. Matsumoto if the demolition is anticipated to start in August 2018 and Ms. Matsumoto confirmed that is the anticipated start for demolition.
- Johnson Student Center: The project was submitted to DSA and approval is anticipated in November 2018.
- Science Center & Building J Demolition: Drilling of caissons and piles has begun and is ongoing. There are over 100 piles that need to be drilled.
- Parking Lot at 17<sup>th</sup> and Bristol Street: Project is on hold. Space will be utilized as overflow parking for contractors for both the Science Center and Johnson Student Center.
- Overall Budget History: There are no budget modifications to Measure Q. Changes will probably be proposed at the end of the fiscal year.

### Scheduled Maintenance:

- There are three years of funding.
- For the 2017-2018 year, there is an allocation of \$1.9 million with \$1.3 million from state funds and \$628,000 from Fund 13. All \$1,999,504 will be allocated to barrier removal projects at SCC.
- Window H Replacement at SAC: Project has been Board approved because there is a long lead time for window procurement and construction is anticipated to start in the summer.
- Fan Coil Unit Replacement at Building D at SCC: Construction is anticipated to start in June and the contract has been awarded.
- Barrier Removal Phase 1 at SCC: Project is re-bidding.
- Barrier Removal Phase 2A at SCC: Project is in bidding.
- Most of the scheduled maintenance projects from 2015-2016 have been completed and will be removed from future updates.

### Current Capital Projects:



- Relocations at SAC: A lot of these have been completed or will be removed from future updates.
- Russell Hall Replacement (Health Sciences Building): This is the state funded project. The Preliminary Plan was submitted to the State Chancellor's office.
- Digital Media Center 2<sup>nd</sup> Floor Slab Repairs: This project may go on hold and potentially may require DSA approval.
- Parking Lot 11: This is a new project to add accessible stalls.
- Chavez Hall Renovation at SAC: Floor replacement work has been completed in some rooms and the next phase is anticipated to be done during spring break.
- Orange Education Center Building Certification: The environmental consultant is preparing a report to submit to the Orange County Health Care Agency (OCHCA). Four design options are being considered. The Child Development program has been removed from the building to change cleanup action levels from residential to commercial. Mr. Hardash informed the committee that the Orange Education Center property is not for sale and will not be used by the county to turn it into a homeless shelter.
- S Portables Removal at SCC: This project is complete.
- Safety & Security Office at SCC: Procurement of portable options are underway.
- Roof Replacement at DO: Final punch list walk will take place before March 26, 2018.
- ADA Parking Lot Improvements at DO: Project is on hold, pending DSA approval. The budget is under review.
- Elevator Tank-Cylinder and Pump Repairs: Requires some demolition and to take down one elevator at a time. The tank could potentially be leaking even though there is no indication of such. It has never been repaired or replaced and there is concern it might break down before the repairs are done.
- District-Wide Emergency Door Lockdown: Different devices for lockdown have been ordered.
- District-Wide Emergency Blue Phone & ADA Path of Travel: Project has been DSA approved, working to procure 46 emergency blue phones.
- District-Wide Door Hardware and Access Control: The door access control RFQ/RFP was advertised and interviews were conducted.
- Prop 39 Projects – Year Four: This project is complete.
- Prop 39 Projects – Year Five: This is the last year of Prop 39 funding.
- Potential Future Increases to Construction Costs: There are a lot of challenges in our bidder market right now.

**Agenda Item:** Measure Q – Bond Sale - Series B

**Discussion:** Mr. Hardash reviewed the Receipt of Funds and Application Certification. Approximately \$70,000,000 in bonds were sold. There was more demand for the bonds than supply. \$70,000,000 was deposited into the Santa Ana College Measure Q Fund.

**Agenda Item:** Sustainability Committee Update

**Discussion:** Ms. Matsumoto stated the next sustainability meeting is next week and they plan to talk about recycling efforts and waste hauling progress and review utility data. The committee is on a two year cycle to do an annual update and working on collecting data.

<http://rsccd.edu/Discover-RSCCD/Pages/Sustainable%20RSCCD%20Committee.aspx>.

**Agenda Item:** Measure Q Financial Summary

**Discussion:** Mr. O'Connor reviewed the project cost summary for Measure Q and stated we have spent \$75 million dollars which is more than our first issuance of bonds.

**Agenda item:** Campus Facilities Meetings Update

**Discussion:** Meeting Minutes were distributed from the SAC Facilities Committee meeting of October 17, 2017 and the SCC Facilities Committee meeting Minutes from the October 16, 2017 and November 20, 2017 meetings. Mr. O'Connor stated emergency door lockdown and parking changes were discussed at the last SAC Facilities Committee meeting on February 20, 2018. Ms. Satele stated emergency door lockdown and ADA projects were discussed at the last SCC Facilities Committee meeting.

**Agenda item:** Meeting Minutes – October 4, 2017 and November 1, 2017

**Discussion:** Mr. Hardash called for a motion to approve the PRC Minutes of the October 4, 2017 and November 1, 2017 meetings. Mr. O'Connor made a motion, seconded by Ms. Satele and approved unanimously.

**Agenda item:** Future Meeting Schedule

**Discussion:** The next scheduled meeting is on Wednesday, April 11, 2018 at 1:30 p.m. in the Executive Conference Room, District Office.

**Adjournment:** Mr. Hardash called for a motion to adjourn the March 7, 2018 PRC meeting. Mr. O'Connor made a motion, seconded by Mr. Kehlenbach and approved unanimously to adjourn at 2:44 p.m.