

# Physical Resources Committee

Meeting of September 2, 2020

1:30 p.m.

Zoom Meeting

**PRC Members Present:** Carri Matsumoto, Darryl Taylor, Adam O'Connor, Mario Gaspar, James "Marty" Rudd, Arleen Satele, Patricia Alvano, Beth Hoffman, Craig Rutan, Max Newman, and Ambar Nakagami

**PRC Members Absent:** Peter Hardash, Bart Hoffman, Michael Turrentine, Monica Zarske, and Bryan De La Torre

**Guests Present:** Kelvin Leeds and Barbara Yniguez

## Minutes

**Call to Order:** Ms. Matsumoto called the meeting to order at 1:32 p.m. and attendees introduced themselves.

**Agenda item:** Measure Q, Scheduled Maintenance, Capital and Prop 39 Projects Update – dated September 2, 2020

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

### Measure Q:

- Science Center & Building J Demolition: The project is still in construction and is delayed. There is ongoing corrective work to exterior metal panel reinstallation and ongoing corrective work due to failed window water intrusion testing. It has been discovered that there is a defective sealant that is not adhering around all the windows which would cause future water leaks into the building and damage the interior/exterior creating long term problems. Approximately, 117 windows are on the building that are impacted by this condition. The interior of the building is almost complete and looking good.
- Johnson Student Center & Demolition: The project has had a delay due to elevator dimension conflicts on the second floor but overall is making good progress in construction. Target occupancy is moving from Spring 2021 to Summer 2021. Hard lid ceilings and soffits are being installed in the interior of the building and plaster is being installed on the exterior of the building.

### Current Capital Projects:

- SAC Russell Hall Replacement (Health Sciences Building): This is a state funded project and is currently out to bid. Bids are due late September, but the deadline will most likely need to be extended to October due to the addendum approvals needed by the State Chancellor's Office. The District has received over 150 RFI questions to date.
- SAC Campus Entrance Improvements: The project is to restore the location of where Russell Hall gets demolished. In an effort to minimize college impacts and provide flexible construction budget options, the project will be phased into three (3) phases.

Phase 1 will consist of front entry improvements off of 17<sup>th</sup> Street, softscape and hardscape improvements, the introduction of a new “hairpin” vehicular driveway with a drop-off, and front entry plaza improvements. Phase 2 will consist of Parking Lot 1 improvements along with hardscape and softscape improvements and increased parking stalls. Phase 3 will consist of improvements to Parking Lots 3 and 4 along with hardscape and softscape improvements, increased parking stall counts, reconfigured drop-off areas, and dedicated ride-sharing areas. All phases will improve traffic and pedestrian circulation & safety, and remove accessibility barriers. Multiple options were presented to the College Work Group and Option F was selected as the desired option. Cost estimating work is underway.

- Building A First Floor Reconfiguration: The campus just informed us that they may not want to move forward with these relocations due to the cost. There are about nine relocations of groups that need to occur as a result of secondary effects related to the demolition of Russell Hall. The estimated budget is \$5 million for this project.
- SAC ITS Copper Wire Project: The project received DSA approval and is scheduled to go out to bid in September 2020. This project has to be completed prior to the demolition of Russell Hall as some of the active infrastructure runs through the Russell Hall building.
- Building B Relocation and Restoration: At the completion of the Johnson Student Center, MCHS will need to move back in the Building B where the college currently hosts additional adult education classes. The Adult Education classes from Building B also need to be relocated on campus.
- SAC Campus Directory (Electronic): The project is on hold due to budget concerns.
- SAC Barrier Removal Signage/Wayfinding: The project has been approved by DSA. The bid schedule is under review.
- SAC Parking Ticket Kiosks: The project is preparing for the bid phase.
- Northgate Proposal for Student Housing (4th & Minter Streets): The agreement for a third-party consultant to undertake a feasibility study to determine the opportunities and options for development on the site is anticipated for approval by the Board of Trustees at an upcoming meeting. The feasibility study is anticipated to be completed by the end of the calendar year.
- Centennial Education Center (Capital Improvement Contribution & Future Redevelopment): An internal campus and district work group is being developed to discuss potential proposals for improvements for the site as per the terms of the newly approved lease agreement in May 2020 prior to setting up a meeting with the City.
- Bristol & 17th Street Property: An RFQ/RFP is currently being developed to hire a third-party consultant to undertake a feasibility study to determine the opportunities and options for development on the site. An internal campus and district work group is being developed to discuss potential proposals for improvements for the site.
- SCC Orange Education Center Building Certification: The remediation action plan was recently approved by the Orange County Health Care Agency in July 2020 which includes a proposed design remediation system of both a combination of horizontal and vertical vapor extraction well systems to address the subsurface soil vapor contamination on site. The building was demolished and completed March 23, 2020 as a result of discovered underground soil vapor contamination while undertaking a redevelopment design option to upgrade the building to meet the DSA building code standards. As a result of newer

environmental regulations and in order to meet Orange County Health Department requirements for commercial clean-up standards, it was determined the building would need to be demolished in order to clean up the soil vapors on the property that resided beneath the building due to historical prior industrial business use on the site. The remediation design is currently under review for constructability and will move into the bidding phase at the end of the year through the new year, with construction of the underground system commencing spring/summer 2021. Design options for redevelopment of the site will reconvene and is currently under review. Meetings with the Work Group will commence this fall semester.

- SCC Campus Directory (Electronic): The project is on hold due to budget concerns.
- SCC Barrier Removal Signage/Wayfinding: The project has been approved by DSA. The bid schedule is under review.
- SCC Campus Entrance Improvements: This project was a result of the Blaser Settlement in having to correct slope deficiencies. The project is now phased into two construction phases and two project areas. The first phase being the implementation and construction of a new roundabout and drop-off adjacent the East side of the Library, between Parking Lot 6, going down from the East Chapman entry. The second phase of work includes all of the path of travel from the main Chapman entrance west sidewalk all through the front of campus adjacent the fountain and up through Strenger Plaza with hardscape work near Buildings D, E and the Library.
- SCC Safety Portable Offices: The project has been completed.
- DO ADA Parking Lot Improvements: This project is still in planning.
- District-Wide Emergency Blue Phone & ADA Path of Travel: CEC is currently pending bid.
- District-Wide Electronic Access Control & New Key Distribution Procedures: A request for qualifications/request for proposals for architectural and engineering design services is underway for the next following test pilot locations: Building D at SAC, Buildings D and H at SCC, DMC and mechanical re-key at CEC. The Science Center at SAC is the next test pilot planned.

#### Scheduled Maintenance:

- SM 19 SAC Barrier Removal Library Restroom Upgrade: The project has been approved by DSA. The bid and construction schedule are currently under review. The bid may potentially go out for advertisement shortly in anticipation to have the work start during Winter or Spring if feasible.
- SM 18 SCC Barrier Removal Phase 4A Broadmoor Trail Repairs: The project was approved by DSA and is preparing for the bid phase.
- SCC Parking Ticket Kiosks: The project is preparing for the bid phase.
- New Barrier Removal Projects in Planning at SCC: Building D First Floor Single-User Restroom Renovation, Building D First and Second Floor Multi-User Restroom Renovations and Buildings A, B and D Elevator Modernizations.
- Blaser Settlement deficiency items completed to date: 347 out of 418 exterior (83%) deficiencies have been corrected and 198 completed out of 241 items for interior (82%). Overall, the Blaser Settlement barrier corrective items are 82% complete. Multiple projects are currently in various phases of planning, design and construction.

**Agenda item:** Sustainability Committee Update

**Discussion:** Ms. Matsumoto stated the committee has not recently met and the next scheduled meeting is coming up in September. <https://rscdd.edu/Departments/Business-Operations/sustainable-rscdd-committee/Pages/default.aspx>

**Agenda Item:** Measure Q Financial Summary

**Discussion:** Mr. O'Connor reviewed the project cost summary for Measure Q and noted the District is at about \$117 million spent.

**Agenda item:** Campus Facilities Meetings Update

**Discussion:** Meeting Minutes were distributed from the SCC Facilities Committee meeting from April 20, 2020. Meeting minutes were distributed from the SAC Facilities Committee meeting from April 21, 2020.

**Agenda item:** Meeting Minutes – May 6, 2020

**Discussion:** Ms. Matsumoto called for a motion to approve the PRC Minutes of the May 6, 2020 meeting. Ms. Satele made a motion, seconded by Mr. O'Connor and approved by the committee except Mr. Rutan abstained since he was not at the May 6, 2020 meeting.

**Agenda item:** Future Meeting Schedule

**Discussion:** The next scheduled meeting is by e-mail only on October 7, 2020 and the next scheduled in-person or Zoom meeting is on Wednesday, November 4, 2020 at 1:30 p.m.

**Agenda item:** Other

**Discussion:** Mr. Taylor noted that this is the time when our State Five-Year Scheduled Maintenance Plan is updated. Ms. Matsumoto noted this is also the time when the District's annual Space Inventory has to be completed, then the Energy Calculator. The Five-Year Capital Construction Plan has to be completed around the time when the new fiscal year begins.

**Adjournment:** Ms. Matsumoto called for a motion to adjourn the September 2, 2020 PRC meeting. Mr. Taylor made a motion, seconded by Ms. Satele and approved unanimously to adjourn at 2:18 p.m.