

Physical Resources Committee

Meeting of May 5, 2021

1:30 p.m.

Zoom Meeting

PRC Members Present: Carri Matsumoto, Darryl Taylor, Adam O'Connor, Arleen Satele, Bart Hoffman, Alex Taber, Ambar Nakagami, Robert Ward, Dane Clacken, Binh Dau, Michael Turrentine, Max Newman, James "Marty" Rudd, and Ben Colin

PRC Members Absent: Christine Gascon, Beth Hoffman, and Monica Zarske

Guests Present: Kelvin Leeds

Minutes

Call to Order: Mr. O'Connor called the meeting to order at 1:32 p.m. and attendees introduced themselves.

Agenda item: Meeting Minutes – March 3, 2021

Discussion: Mr. O'Connor called for a motion to approve the PRC Minutes of the March 3, 2021 meeting. Mr. Hoffman made a motion, seconded by Ms. Satele and approved by the committee unanimously.

Agenda item: 2021/2022 Proposed Meeting Schedule

Discussion: Mr. O'Connor called for a motion to approve the 2021/2022 Proposed Meeting Schedule. Ms. Matsumoto made a motion, seconded by Mr. Colin and approved by the committee unanimously.

Agenda item: Measure Q, Scheduled Maintenance, Capital and Prop 39 Projects Update – dated May 5, 2021

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 due to failed window water intrusion testing and recent failed sealant adhesion tests. The target occupancy is Summer 2021 for Fall 2021 semester classes, but this is not guaranteed.
- Johnson Student Center & Demolition: The project reached substantial completion on March 15, 2021 and final completion is anticipated late May 2021. Phased moves will occur through the end of June 2021 for a Fall Semester Opening.

Current Capital Projects:

- SAC Russell Hall Replacement (Health Sciences Building): Surveying and grading started in mid-April. During recent grading activities, the contractor discovered a killdeer bird's nest in the gravel on site. A biologist has been called out to assess the nest. The bird is a

protected bird on the American Migratory Bird Treaty Act of 1918, although not endangered. The District is required to protect the nest until the eggs have hatched and fledged. This may cause an unexpected delay to the project.

- SAC Campus Entrance Improvements: The project is in the design phase to restore the location of where Russell Hall gets demolished. A work group meeting was held on April 27, 2021 to review three options for front entry architectural features (hardscape and landscape design) and Option 1 was selected.
- SAC ITS Copper Wire Project: 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. Bids were due on March 25, 2021 and the award of bid is anticipated for approval by the Board of Trustees at an upcoming meeting.
- Building B Relocation and Restoration: The temporary portables currently utilized by MCHS will need to be removed from the campus upon MCHS move back into the two-story B Building.
- Temporary Village Reconfiguration Phase 5: All portables in the temporary village are currently under review to determine reconfiguration and relocation options of various programs and services.
- SAC Campus Directory (Electronic): The project is on hold due to budget concerns and unselected manufacturer product type.
- SAC Barrier Removal Signage/Wayfinding: A schedule for bid and construction is under review.
- SAC Parking Ticket Kiosks: The project has been completed and a Notice of Completion was approved by the Board of Trustees on April 26, 2021.
- Northgate Proposal for Student Housing (4th & Minter Streets): The feasibility study was completed. The report was finalized and recently issued to the college. The student survey was sent out to several thousand students and there was an 11.3% response. The survey shows there is a demand for student housing.
- Centennial Education Center (Capital Improvement Contribution & Future Redevelopment): An RFQ/RFP for solicitations to hire a third-party consultant to undertake site development planning was re-advertised. The proposals were reviewed by the screening panel and interviews were conducted. A recommendation for a consultant is forthcoming.
- Bristol & 17th Street Property: An RFQ/RFP for solicitations to hire a third-party consultant to undertake site master planning to determine the opportunities and options for development will be re-advertised. The proposals are currently under review by the screening panel.
- SCC Orange Education Center Building Certification: Bids were due on April 15, 2021 and a recommendation to reject all bids will be on an upcoming Board of Trustees meeting due to the bid being non-responsive. The construction of the underground system will be rescheduled as the District is re-evaluating procurement options.
- SCC Campus Entrance Improvements: Phase 1 and 2 are currently in the design phase and submittal to DSA is anticipated Fall 2021. This 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. The project is now

phased into two construction phases and two project areas. The estimated budget for Phase 1 is \$4 million and the estimated budget for Phase 2 is \$6 million.

- SCC Campus Directory (Electronic): The project is on hold due to budget concerns and unselected manufacturer product type.
- SCC Barrier Removal Signage/Wayfinding: A schedule for bid and construction is under review.
- SCC Erosion Control: The project will add new landscape and irrigation at existing campus safety building to protect from storm water runoff and further site erosion due to undeveloped property. It will also add an enclosure for all new electrical equipment and provide new drainage.
- DO ADA Parking Lot Improvements: Bids for phase 1 were due on April 22, 2021 and are under review.
- District-Wide Electronic Access Control & New Key Distribution Procedures: A building conditions and infrastructure assessment occurred in March 2021. Design activities will continue into spring 2022.

Scheduled Maintenance:

- SM 19 SAC Barrier Removal Library Restroom Upgrade: Construction commenced March 23, 2021. Hazardous material abatement was completed on April 5, 2021. The contractor is continuing with interior demolition activities. The estimated project completion is scheduled for August 2021.
- SM 20 SAC Building T Hazardous Material Abatement: This project is on hold due to the extensive work required to address legacy code deficiencies in both labs (fashion/sewing and nutrition/culinary). It is impractical to abate the floor without triggering an upgrade to the building that is unaffordable at this time as the scope of work would include accessibility, electrical, mechanical, ducting, and additional utility upgrades. This project is on hold and the budget will be reallocated to another Scheduled Maintenance Project at SAC. Other options are currently being explored for both labs so that they can maintain existing operations.
- SM 18 SCC Barrier Removal Phase 4A Lot 2 and Lot 7 Crosswalk Repairs: The project is in the planning phase.
- SM 18 SCC Barrier Removal Phase 4B Broadmoor Trail Repairs: The final punch-walk has been conducted and substantial completion reached. The construction fences have been removed and Broadmoor Trail is open for use as of April 15, 2021.
- SM 18 SCC Barrier Removal Phase 4A Bldg D Multi-User Restroom Renovation: This project is currently in the design phase.
- SM 18 SCC Barrier Removal Phase 4A Bldg D Single-User Restroom Renovation: This project is currently in the design phase.
- SM 18 SCC Barrier Removal Phase 4A Bldg D Elevator: The project is currently in the bidding phase. Bids were due on April 20, 2021 and are under review.
- SM 18 SCC Barrier Removal Phase 4C Loading Zone Repairs (main entry/fountain location): This project is currently in design and is a temporary improvement at the loading zone at the fountain location of the main entry.

- SM 18 SCC Barrier Removal Phase 4C Curb Ramp Removal (adjacent Building E): This project is currently out to bid and will eliminate an unnecessary curb ramp that is non-compliant just behind Building E along the internal road.
- New Barrier Removal Projects in Planning at SCC: Buildings A and B Elevator Modernizations.
- Blaser Settlement deficiency items completed to date: 369 out of 418 exterior (88%) deficiencies have been corrected and 198 completed out of 241 items for interior (82%). Overall, the Blaser Settlement barrier corrective items are 86% complete. Multiple projects are currently in various phases of planning, design and construction.

College Facility Master Plan Updates:

- The District is currently engaging in planning activities to update both College Facility Master Plans.
- The SAC and SCC Facilities Committees will be the Work Group to assist the District in facilitating the update to the Facility Master Plans.
- Kick-off meetings to start this process were held in April.
- Steinberg Hart Architects will assist the District and Colleges through this update.
- Master planning activities are anticipated to last through the end of the calendar year.
- A final update to both College Facility Master Plans is expected in the new year 2022.

Agenda item: Sustainability Committee Update

Discussion: Ms. Matsumoto noted the committee approved the Sustainability Report that covers the period of July 1, 2018 through March 1, 2021. The two student representatives came up with the following new mottos to reduce paper and plastic consumption: taper your use of paper and live life greener by making the earth cleaner.

<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 96% spent or encumbered.

Agenda item: Campus Facilities Meetings Update

Discussion: Meeting minutes were distributed from the SAC Facilities Committee meeting from February 16, 2021 and March 16, 2021. Mr. Hoffman noted OCSRTA and most of CEC had new MERV 13 filters installed to replace the filters in all the buildings and SAC is still waiting for the rest of the MERV 13 filters to come in so they can be installed. There is a new form that was created and approved for use for special events. The campus is a vaccination dispensing site for Orange County residents and employees. The college worked with ITS to create a work order request icon to be placed on everyone's desktop at the campus. Meeting Minutes were distributed from the SCC Facilities Committee meetings from February 22, 2021, March 15, 2021 and April 19, 2021. Ms. Satele noted the campus is prioritizing resource requests for facilities. This campus has strong shared governance Academic Senate and ASG Resolutions for Smoke VAPE and Tobacco Policy Revision approved. The food distribution drives on Fridays have been

very successful. The campus is a vaccination dispensing site on Wednesdays for anyone over the age of 16.

Agenda item: Future Meeting Schedule

Discussion: The next scheduled meeting on September 1, 2021 at 1:30 p.m. via zoom or TBD.

Agenda item: Other

Discussion: Ms. Matsumoto noted that the colleges and the District are updating AR 6700 Civic Center and Other Facilities Use and the fee structure.

Adjournment: Mr. O'Connor called for a motion to adjourn the May 5, 2021 PRC meeting. Mr. Hoffman made a motion, seconded by Mr. Clacken and approved unanimously to adjourn at 2:32 p.m.