



# Santiago Canyon College Facilities & Safety Committee Meeting September 15, 2025

Facility Planning, Construction & District Support Services

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## Fiscal Year in Review (24-25) as of June 30, 2025

Activity/Category	Active/In Progress	Completed/ Closed	Total
Capital Projects	60	12	72
Scheduled Maintenance	20	8	28
College Facility Modification Requests (FMRs)	45	38	83
<b>Total</b>	<b>125</b>	<b>58</b>	<b>183</b>
Fire Life Safety Projects	18	-	-
Real Estate & Planning	22	-	-
Energy & Sustainability	7	-	-
Public Records Act Requests	99	40	139
Bids	5	79	84
Contracts & Amendments	5	123	128
RFQs/RFPs	3	27	30
Invoices Processed	75	878	953



# Capital Projects



# Current Capital Projects

## Orange Education Center Site Remediation

### Santiago Canyon College

#### Project Summary:

- ▶ While undertaking a redevelopment design option to upgrade building to meet DSA building code standards, underground soil vapor contamination was discovered. Historical data revealed existing building resided on a site that was previously used for industrial business use.
- ▶ As a result of newer environmental regulations and to meet Orange County Health Department requirements for commercial clean-up standards, building was demolished March 2020 in order to clean up soil vapors on the property.
- ▶ The District and College are exploring options of potential development of the 'non-impacted' area of the site that occur within a target budget of available funds.

#### Current Status:

- ▶ On-going site remediation is underway.
- ▶ [2025 Q2 Report was submitted to OCHCA.](#)
- ▶ [Exploring various development options.](#)

#### Budget: Under Review

\$25 million remaining in Budget

- ▶ Incurring ongoing remediation and interim housing lease costs



# Current Capital Projects Orange Education Center Development Options

- ▶ Lease
- ▶ New Property Acquisition
- ▶ Redevelop Batavia

# Current Capital Projects

## Orange Education Center

### Current Leased Sites

**Need to relocate Chapman Center due to property being sold and lease expiring.**

	<b>CHAPMAN CENTER</b> 1937 W. Chapman Ave., Suite 200 Orange, CA 92868	<b>MAIN (CWPC)</b> 1572 N. Main St., Orange, CA 92867
Lease End Date	<b>1/31/2026</b>	1/31/2028
SF	~12,913	~8,400
Classrooms	8	4
Administrative/Offices	yes	yes
Parking	~100*	~50*

**\* PARKING IS LIMITED**

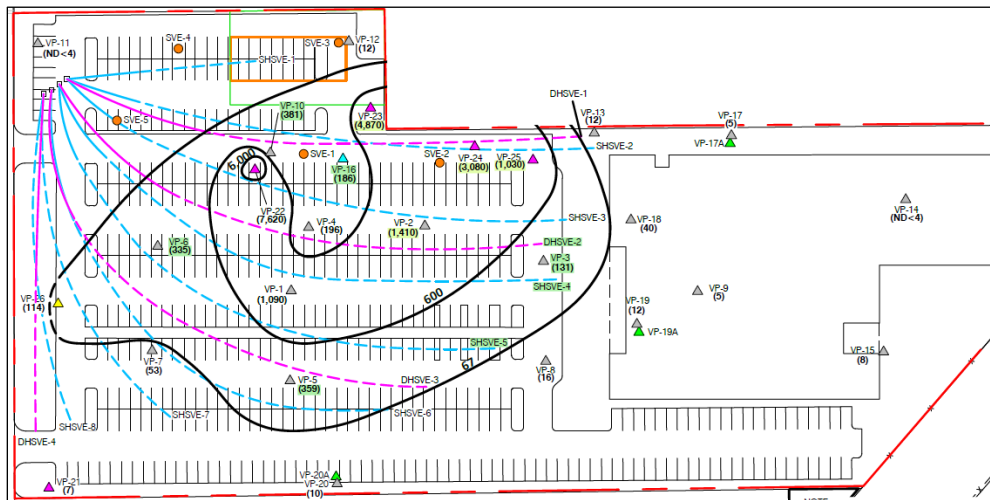
# Current Capital Projects

## Orange Education Center

### Site Remediation - Project Update

#### Site Remediation System Design and Operations

- ▶ Soil vapor remediation efforts are ongoing since December 2022 to reduce contamination footprint.
- ▶ The remedial effort continues to decrease the area of concern. VP-2 the concentration was previously 210,000  $\mu\text{g}/\text{m}^3$  and is currently 1,410  $\mu\text{g}/\text{m}^3$ .
- ▶ Estimate five additional years of soil vapor extraction to reduce concentrations below health risk screening levels.
- ▶ Quarterly progress reports are required by the lead oversight agency OCHCA.
- ▶ The lateral and vertical extent of VOCs, specifically PCE & TCE within soil vapor appear to be adequately defined.





# Current Capital Projects

## Orange Education Center

### Site Development Options

### 3 Viable Development Options:

1. Lease an Alternative Property
2. Purchase a New Property
3. Redevelop the Existing Site

### Redevelopment Option:

- Implement Vapor Intrusion Mitigation Measures
  - Meeting environmental and safety regulations



# Current Capital Projects

## Campus Entrance Improvements Phase 1

### Santiago Canyon College

#### Project Summary:

- ▶ Project is a result of the Blaser Settlement to correct path of travel slope deficiencies in and around the quad adjacent several building locations, the front campus entrance and access from the public right of way and nearest bus stop, including areas around the fountain.
- ▶ Phase 1: construction of a new roundabout and drop off east of the Library, between parking lot 6 and the East Chapman entry, which is in alignment with the Campus Facility Master Plan.



#### Current Status:

- ▶ The Notice of Completion was approved by the Board of Trustees on August 12, 2024.
- ▶ Secondary projects:
  - ▶ Parking Lot 6 camera cabling is completed.
  - ▶ In close-out.
- ▶ \$5.5 million (under review)

# Current Capital Projects

## Campus Entrance Improvements Phase 2

### Santiago Canyon College

#### Project Summary:

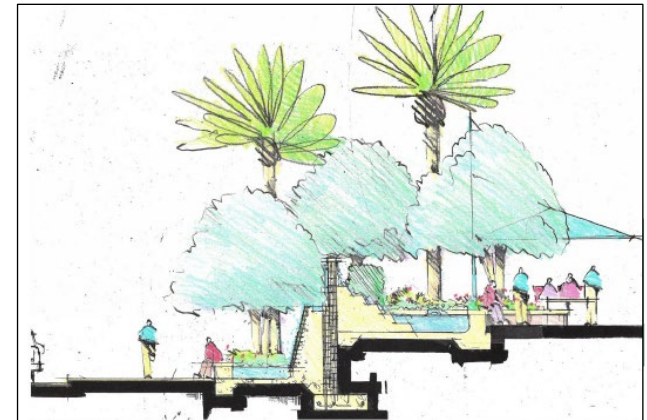
- ▶ Project is a result of the Blaser Settlement to correct path of travel slope deficiencies in and around the quad adjacent several building locations, the front campus entrance and access from the public right of way and nearest bus stop, including areas around the fountain.
- ▶ Phase 2: path of travel improvements from main Chapman entrance west sidewalk up through Strenger Plaza, fountain improvements, and hardscape/landscape work adjacent Buildings D, E and Library.

#### Current Status:

- ▶ Project phasing aligned to fit current budget and college priorities
- ▶ Construction phase
- ▶ Excavation and site utilities

#### Budget:

- ▶ \$9.1 million





# Current Capital Projects

## Campus Entrance Improvements Phase 2

### Santiago Canyon College





# Current Capital Projects

## Campus Entrance Improvements Phase 2 Logistics Plan

### Vehicular Routes





# Current Capital Projects

## Campus Entrance Improvements Phase 2 Logistics Plan

### Pedestrian Paths of Travel

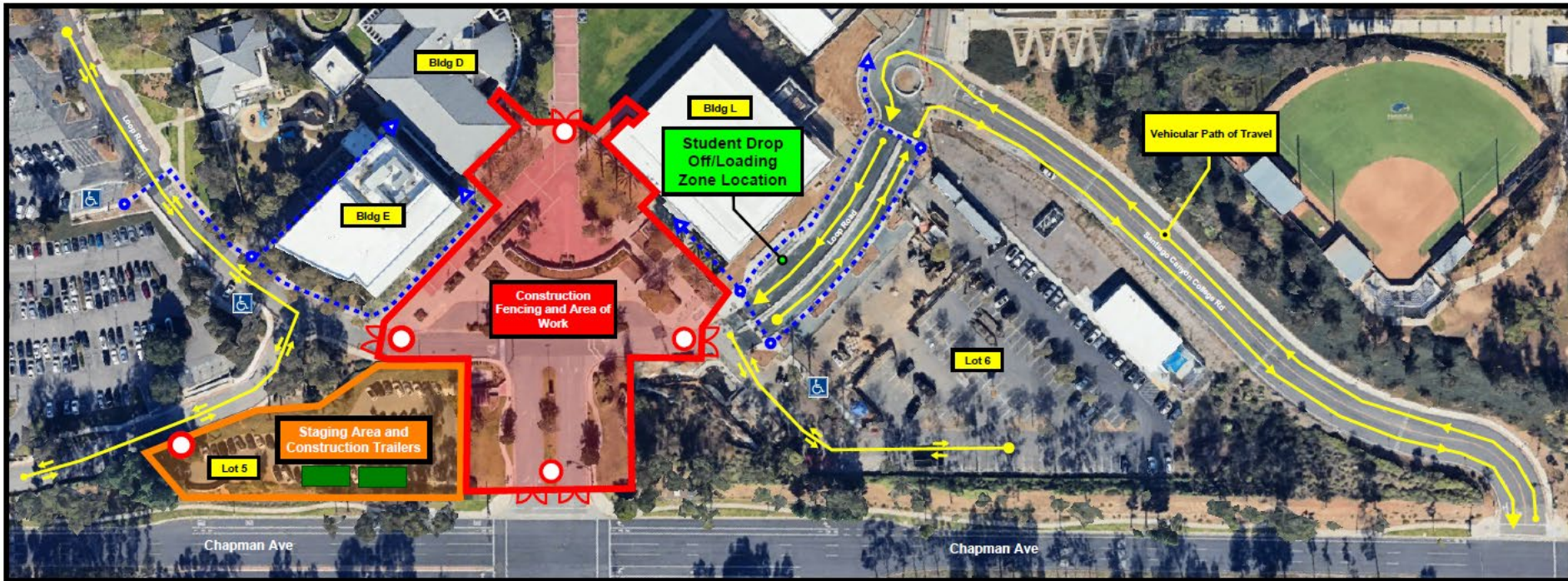




# Current Capital Projects

## Campus Entrance Improvements Phase 2 Logistics Plan

### Loading Zones



# Current Capital Projects Santiago Canyon College

Project	Status	Estimated Budget
Soccer Path of Travel (POT) & Seating Repairs	The Notice of Completion was approved by the Board of Trustees on July 14, 2025. In close-out.	\$881,390







# Scheduled Maintenance Projects

# 2022-2024 (SM23) Scheduled Maintenance Projects

## State Allocation

- ▶ Allocation for Scheduled Maintenance and Instructional Equipment from the State was \$7,651,534. All funding will be allocated to Scheduled Maintenance only. The original allocation was \$18,882,875, a reduction of \$11,231,341 due to State budget reductions.
- ▶ The allocation for 23/24 was \$128,753. The allocation is \$87,553 for SAC and \$41,200 for SCC. All funding for 23/24 is to be utilized for SM23 projects due to shortfall in budgets. Total SM23 allocation is \$7,780,287.

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



# 2021-2022 (SM22) Scheduled Maintenance Projects

## State Allocation

- ▶ Allocation for Scheduled Maintenance and Instructional Equipment from the State was \$11,386,817. All funding will be allocated to Scheduled Maintenance only.
  - ▶ The allocation is \$7,284,610 for SAC, \$3,602,207 for SCC and DO \$500,000.

SAC	\$7,284,610
SCC	\$3,602,207
DO	<u>\$500,000</u>
	\$11,386,817

# 2022-2024 (SM23) Scheduled Maintenance Santiago Canyon College Projects


Project	Status	Estimated Budget
Bldg T ADA Sidewalk Repairs	Project approved by DSA.	\$400,000
Fire Systems & Code Repairs	Close-out phase.	\$1,041,700
SC Air & Vacuum Systems	Construction phase.	\$335,700
Bldg D Entrance Auto Door Replacement	Bid phase.	\$60,000

# 2022-2024 (SM23) Completed Projects Santiago Canyon College

Project	Status	Expended Amount
Bldgs D, E, H & SC Lockset Repairs	Completed.	\$41,363
Bldg D HVAC	Completed.	\$117,101
Bldg G Mechanical Insulation Repairs	Completed.	\$39,089
Bldgs A & B Siding Repairs	Completed.	\$79,032

# 2021-2022 (SM22) Completed Projects Santiago Canyon College

Project	Status	Expended Amount
A&B Plaza Entry	Completed.	\$109,020
Buildings A, B, D, G, H, SC Enclosure Repairs	Completed.	\$2,772,931
Building G Pool Repair	Completed.	\$454,748
Buildings A & B Air Handler	Completed.	\$156,401
CDC Repairs	Completed.	\$81,990



# Facility Modification Requests



# Facility Modification Requests

## Santiago Canyon College

FMR #	Status	Estimated Budget
25-13 Workstation Configuration	College completed the work. Will be removed from future updates.	N/A
25-31 SC Autoclave & Water Treatment Systems	Substantial completion as of 8/4/25. Board approval of Notice of Completion pending.	\$251,800
25-50 Bluebolt Solar Benches Lease	FMR has been canceled due to no response from Bluebolt about DSA requirement. Will be removed from future updates.	N/A
25-79 A209-B207 Projectors	College completed B207 installation and is postponing A209 installation. Will be removed from future updates.	N/A
25-86 H229 Projector	Facilities to procure A/E services.	\$305,000
26-01 D208 MESA Center Reconfiguration	Working on Form 2 assessment.	TBD
26-04 TV Installations	Working on Form 2 assessment.	TBD

# Current Capital Projects Campus Requested Santiago Canyon College

Project (Former FMR)	Status	Estimated Budget
3807 Water Utility Sciences	Project kick-off meeting was held on 8/12/25.	\$3,764,363
3779 Jamboree Marquee	Project is on hold and will be removed from updates.	\$442,094

# ADA Transition Plan & Blaser Settlement

# ADA Transition Plan

Description/Scope: Removal of Barriers as outlined in the ADA Transition Plan.

Completed Activities as of September 8, 2025:

ADA Transition Plan Progress				
Site	No. of Issues	Completed	Remaining	% Complete
SCC	2,937	1,431	1,506	49%
SAC	6,166	2,575	3,591	42%
DO	526	107	419	20%
Other	1,221	168	1,053	14%
Total	10,850	4,281	6,569	39%

# Blaser Settlement

Blaser Settlement deficiency items completed to date:

- ▶ 388 out of 417 exterior (93%) deficiencies have been corrected and 206 completed out of 241 items for interior (85%).
- ▶ Overall, the Blaser Settlement barrier corrective items are 90% complete.
- ▶ Multiple projects are currently in various phases of planning, design and construction.





# **Districtwide Access Control & Key Test Pilot Projects**

# Current Test Pilots Access Control & Key Projects Districtwide

Project	Status	Estimated Budget
SAC Building D	Received DSA approval in June 2023. Construction is currently unfunded.	\$1,626,855 (under review)
SAC CEC (mechanical re-key only)	Rekey to Medeco cylinders is completed. This project will be removed.	\$39,000 (expended amount)
SCC Buildings D & H	Received DSA approval in October 2023. Construction is currently unfunded.	\$3,225,787 (under review)
DW Rekey SAC Phase 1	Door assessment at Santa Ana College is complete. Developing building key schedules.	\$756,000 (partially funded by DO SM22)

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

# Districtwide Unfunded Projects

# Districtwide Unfunded Projects

As of March 4, 2025:

- ▶ Five-Year Capital Construction Plan (Facility Master Plan 2026-2030): \$1.2 billion
- ▶ Five-Year Scheduled Maintenance Plan & Repair Work (w/ADA): \$231 million
- ▶ Fire Life Safety Repair Work: \$14 million
- ▶ Stormwater & Sustainability Projects: \$69.6 million
- ▶ Safety/Security Projects (e.g. Key and Access Control Infrastructure) \$104 million
- ▶ Districtwide Technology Infrastructure (e.g. ITS): \$20.6 million

Note: Projects may be listed on multiple categories due to the nature of the scope of work (e.g. infrastructure and technology)

# State Chancellor's Office Deadlines

# Districtwide Planning State Chancellor's Office Deadlines

- ▶ 2027-31 Five-Year Capital Outlay Plan was due July 1, 2025 - submitted

In Progress and currently working on:

- ▶ 2025-26 Space Inventory Report that is due October 6, 2025
- ▶ 2024-25 Energy Usage Data that is due December 1, 2025
- ▶ 2025-26 Five-Year Scheduled Maintenance Plan that is due October 27, 2025
- ▶ 2025-26 Instructional Support Equipment Five-Year Plan is due December 1, 2025





# Real Estate and Capital Planning

# Real Estate and Capital Planning

## Santiago Canyon College

- ▶ Working with Lee & Associates evaluating potential new lease spaces, best and highest use options (e.g. various leases) for the existing Batavia property, as well as evaluating new potential properties for acquisition.

# Energy and Sustainability

# Districtwide Planning Sustainability Master Plan Update

- ▶ The Sustainable RSCCD Committee completed its review of the 2015 Sustainability Master Plan goals and objectives and finalized its 2025 update.
- ▶ District presented the 2025 proposed plan to the BFC committee on May 20, 2025. The committee requested additional information which will be presented at a future meeting.
- ▶ Next Sustainable RSCCD Committee meeting is on September 17, 2025
- ▶ Link to view RSCCD 2025 Sustainability Plan: [Sustainable RSCCD Committee \(SRC\)](#)



# District-Wide Planning Energy & Sustainability Update

Project	Status
California Energy Commission (CEC) Energy Benchmarking Annual Report	The 2024 energy benchmarking report was submitted to the CEC on April 21, 2025. This is an annual energy report that is required for any commercial buildings more than 50,000 sq ft. Received exemption approval for DMC site on July 28, 2025.
Sustainability Biennial Report	The Sustainability Biennial Report draft is nearly complete. Report will be shared in the next SRC meeting.
HVAC and Building Automation Optimization	Conducted first phase of assessments and recommendations. Continuing to review existing HVAC equipment and controls to look for optimal settings that will reduce our energy usage and preserve equipment longevity. Provided building automation training to M&O staff to maximize control usage and HVAC scheduling.

# District-Wide Planning Energy & Sustainability Update

Project	Status
Energy Management Dashboard	Working on developing an interactive dashboard system that tracks utility performance and other metrics focused on sustainability areas. The District will present this dashboard to the SRC members at a future meeting.
SCC Microgrid Feasibility Assessment	Contract for engineering services for Microgrid Feasibility Assessment was approved by the Board of Trustees on August 11, 2025.
Stormwater Management Plan and Nonfunctional Turf Compliance Assessment	Currently drafting scope of work for districtwide assessment and other planning related to future compliance with AB1572 for non-functional turf potable water irrigation.

# District-Wide Planning Energy & Sustainability Update

Project	Status
Sustainability Field Trip	The Sustainability Resource Committee completed their second field trip this year to the SoCal Gas Hydrogen Microgrid System. The tour provided valuable insights into the technology and practical use of hydrogen within a microgrid setup.



# Santiago Canyon College Facilities & Safety Committee Meeting September 15, 2025

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## Questions