



Santiago Canyon College Facilities & Safety Committee Meeting May 18, 2026

Facility Planning, Construction & District Support Services

Table of Contents

- ▶ Capital Projects
- ▶ Scheduled Maintenance Projects
- ▶ Facility Modification Requests
- ▶ ADA Transition Plan and Blaser Settlement
- ▶ Districtwide Access Control and Key Test Pilot Projects
- ▶ Districtwide Unfunded Projects
- ▶ State Chancellor's Office Deadlines
- ▶ Real Estate and Capital Planning
- ▶ Energy and Sustainability
- ▶ Fire Life Safety



Capital Projects

Current Capital Projects

Orange Education Center Site Remediation

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 proceeding with the development of the 'non-impacted' area of the site with portables.

Current Status:

- ▶ On-going site remediation is underway.
- ▶ 2025 Q4 progress report was submitted for OCHCA review.

Budget: Under Review

\$25 million remaining in Budget

- ▶ Incurring ongoing remediation and interim housing lease costs



Current Capital Projects

Orange Education Center Portables Phase 1 & 2

Project Summary:

- ▶ The project is located at Orange Education Center (OEC), located at 1465 North Batavia St. in the city of Orange. OEC is seeking to relocate their Chapman and Main programs to the Batavia site. This project will provide the design, permitting and construction to provide portable classrooms and office spaces for the OEC program.

Current Status:

- ▶ Conducted Campus Work Group meetings and finalized program scope and design.
- ▶ Submitted Drawings to DSA on April 10, 2026
- ▶ Finalized CEQA Addendum to the 2004 Initial Study and Negative Declaration for the Orange Education Center at Batavia location. Pending Board of Trustees approval of CEQA Addendum for the Portables Project 4/27/26.
- ▶ Issuing contract documents for general contractor to prepare proposal for Phase 1.
- ▶ Preparing and finalizing contract agreements with project consultants and modular manufacturer.
- ▶ Ongoing coordination activities with multiple entities and departments such as Orange County Health Care Agency, Edison, ITS Department, etc.
- ▶ Working on furniture and equipment procurement and move coordination activities.

Budget:

- ▶ **\$25 million (under review)**



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:

- ▶ Completed.

Budget:

- ▶ \$5.4 million expended

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.

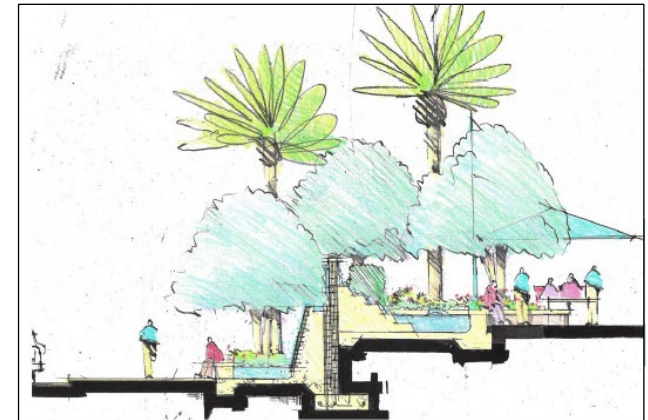


Current Status:

- ▶ Preparing site for concrete pavement
- ▶ Completing concrete seats
- ▶ Continue with underground electrical work
- ▶ Rain delays schedule under review

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

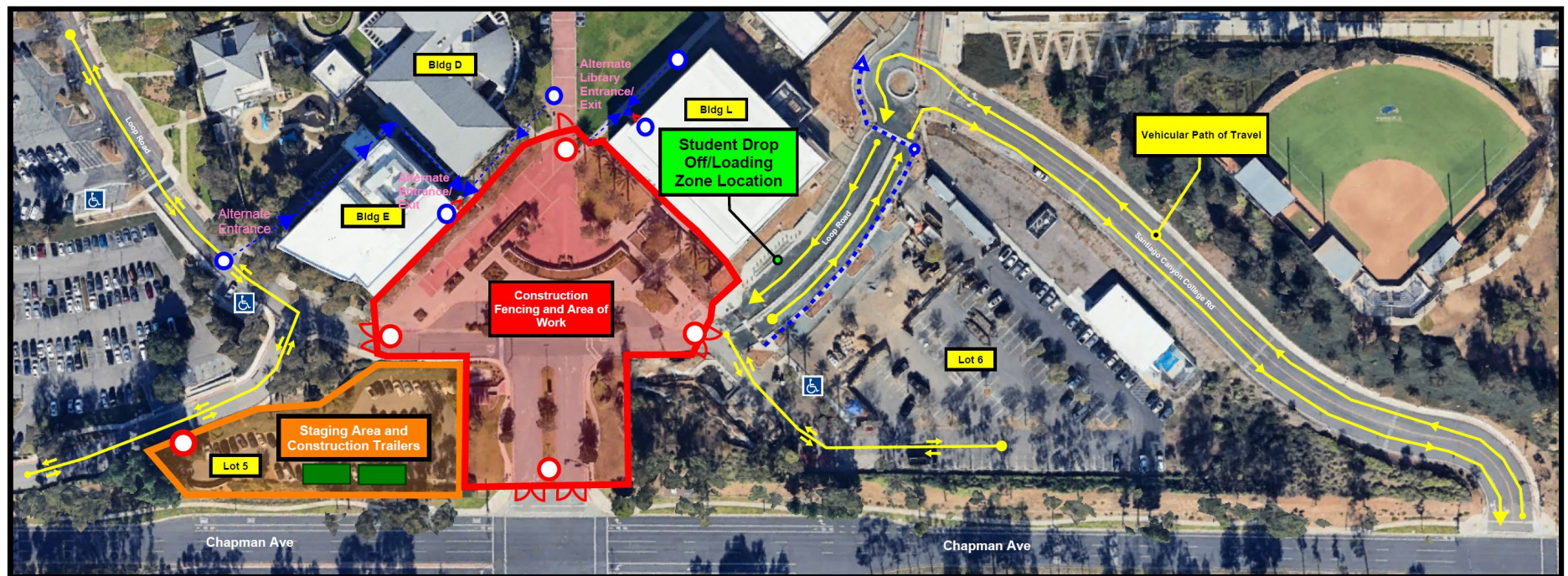


Current Capital Projects




Campus Entrance Improvements Phase 2 Logistics Plan

Pedestrian Paths of Travel

SCC Campus Entrance Improvements Project - Phase 2
Construction Closure and New Entrances/Exits



Legend:

-  Construction and Emergency Vehicle Access Only
-  Accessible Parking Locations
-  Pedestrian Paths of Travel

Current Capital Projects Santiago Canyon College

Project	Status	Estimated Budget
Bldg T ADA Sidewalk Repairs	Award of bid for contractor services was approved by the Board of Trustees on 5/11/26. Construction anticipated to begin in summer 2026.	\$410,000



Scheduled Maintenance Projects

2022-2023 (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

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

Project	Status	Estimated Budget
Bldg D Entrance Auto Door Replacement	Project cancelled and will be removed from future updates.	\$60,000

2022-2023 (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
Fire Systems & Code Repairs	Completed.	\$340,439
SC Air & Vacuum Systems	Completed.	\$320,898

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

Project	Status	Estimated Budget
Building H Water Intrusion	Construction Phase.	\$63,500

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
25-79 A209 Projector	College to proceed. Facilities will provide inspection.	N/A
25-86 H229 Projector	Design phase.	\$305,000
26-01 D208 MESA Center Reconfiguration	College to proceed. Facilities will provide inspection.	N/A
26-04 TV Installations	College revised the scope and structural engineer procurement in progress.	\$6,000 for preliminary investigation
26-06 Ednovate & Navigator Charter School Leases	College needs to identify proposed facilities to be used and provide further information that is needed for Form 2 assessment phase. On hold. No new information.	\$250,000
26-25 U Village Assessment	A/E facilities assessment completed. Pending review.	\$41,500
26-38 Bldg E Furniture	Form 3 Approved - pending inspection.	N/A
26-40 Bldg S Locker Replacement	Form 3 Approved.	\$31,000
26-49 CDC Playground Improvements	Form 2 Assessment in progress.	TBD
26-50 CDC C117 EXT Surface Improvements	Form 2 Assessment in progress.	TBD
26-51 CDC Office Reconfiguration	Form 2 Assessment in progress.	TBD
26-58 SCC B102 Projector	Form 2 Assessment in progress.	TBD

Current Capital Projects Campus Requested Santiago Canyon College

Project (Former FMR)	Status	Estimated Budget
3807 Water/Wastewater Technology Backflow Lab	Design Development phase in progress. College has approved proceeding with the indoor project scope only.	\$3,764,363 (under review)



ADA Transition Plan & Blaser Settlement

ADA Transition Plan

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

Completed Activities as of February 24, 2026:

ADA Transition Plan Progress				
Site	No. of Issues	Completed	Remaining	% Complete
SCC	2937	1428	1509	49%
SAC	6166	2547	3619	41%
DO	526	107	419	20%
Other	1221	168	1053	14%
Total	10850	4250	6600	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	Preparing contract documents.	\$2,500,000 (under review)
SCC Buildings D & H	Received DSA approval in October 2023. Construction is currently unfunded.	\$3,225,787 (under review)
DW Rekey SAC Phase 1	Construction phase.	\$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

- ▶ 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: \$79 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

- ▶ 2028-32 Five-Year Capital Outlay Plan is due July 1, 2026
 - ▶ IPP assessing viability for CJA and CEC
- ▶ 2025-26 Space Inventory Report was due October 6, 2025 - submitted
 - ▶ 2026 State Changes to Space Inventory Transitioning from TOPS (Taxonomy of Programs - State) Codes to CIPS (Classification of Instructional - Federal) Codes
- ▶ 2025-26 Five-Year Scheduled Maintenance Plan was due October 27, 2025 - submitted
- ▶ 2024-25 Energy Usage Data was due December 1, 2025 - submitted
- ▶ 2025-26 Instructional Support Equipment Five-Year Plan was due December 1, 2025 - submitted

Districtwide Planning

2028-2032 Five-Year Capital Outlay Plan Project List

Santiago Canyon College

The Projects listed below are included as part of the District's Five-Year Capital Construction Plan submitted to the State on an annual basis. The projects listed are subject to change depending on funding availability and priorities. This list is intended for planning purposes and is updated annually. Occupancy Year is subject to change.

Campus	Title	Category	State Cost	District Cost	Total Cost	Occupancy Year	Status/Funding
SCC	Barrier Removal/Campus Entrance Site Improvements Phase 2	M: Modernization Projects	\$0	\$9,084,610	\$9,084,610	FY2026 - 2027	In construction phase.
OEC	OEC Portables Project	M: Modernization Projects	\$0	\$25,000,000	\$25,000,000	FY2026-2027 (PH1) FY2027-2028 (PH2)	In design phase.
SCC	Water/Wastewater Technology Backflow Lab	M: Modernization Projects	\$0	\$3,764,363	\$3,764,363	FY2030 - 2031	In design phase.

Notes - Clarifications and Exclusions: 1) The estimates for projects in design include costs for general conditions, overhead & profit, bonds & insurance, contingency and escalation to midpoint of construction assumed to be February 2028. This timeline was utilized for the purposes of estimating only. Any time beyond this date may require additional escalation costs. 2) Excluded from the estimates are escalation beyond February 2028, night, weekend or holiday work hours, accelerated construction schedules, and any loan interests for borrowing. Excludes potential excessive structural upgrades that may be unforeseen. 3) The estimates assume a competitive bid environment with a minimum of 4 general contractor bids, prevailing wages, no project labor agreement, and excludes prequalification all of which may impact costs.

Sources: State FUSION Space Inventory, FMP 2022 Update, FMP 2024 Addendum

Districtwide Planning 2028-2032 Five-Year Capital Outlay Plan Summary Timeline

3/9/26: State Call Letter Reminder

3/17/26: Review of Project List by SAC F&S Committee

Week of 3/24/26: Project List shared with President Cabinet

April: Land and Locations Report finalized by DO Facilities

March-April: Enrollments and FTEF Reports sent to consultants by DO Facilities/ITS/HR

April: Consultant prepares 5 Year Cap Plan materials

5/26/26: Board Docket Deadline for BFC 6/2/26 and BOT for 6/8/26

6/8/26: Board approval of Plan





Real Estate and Capital Planning

Real Estate and Capital Planning

Districtwide Work Group

- ▶ First Meeting occurred November 14, 2025

Real Estate and Capital Planning

K-12 vs Community College Codes

- ▶ K-12 and community college buildings are approved and certified by the Division of the State Architect to be in accordance with the Field Act.
- ▶ Occupancy classifications are different. Community college is typically B (commercial) and K-12 is E (educational). There are differences in fire life safety codes.
- ▶ There are also risk category differences related to seismic safety depending on building loads.



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 regarding previous sustainability achievements. This information was presented to the BFC committee on October 21, 2025.
- ▶ The Board of Trustees approved the 2025 Sustainability Master Plan on November 10, 2025.
- ▶ The Sustainable RSCCD Committee completed its review of the 2023-2025 Biennial Report. The report is now published on the RSCCD Sustainability Webpage.
- ▶ Next Sustainable RSCCD Committee meeting is on May 20, 2026.

District-Wide Planning Energy & Sustainability Update

Project	Status
California Energy Commission (CEC) Energy Benchmarking Annual Report	This is an annual energy report that is required for any commercial buildings more than 50,000 sq ft. The 2026 energy benchmarking report was submitted in April.
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.
DOC Lighting Sensor Replacement	Close-out phase.

District-Wide Planning Energy & Sustainability Update

Project	Status
Energy Management Dashboard	Preparing remaining dashboard sustainability tabs. Will be discussing dashboard landing page options with ITS. Currently updating and preparing Utility Cost Budget Projection for upcoming Fiscal Year.
SCC Microgrid Feasibility Assessment	Microgrid study is currently in progress. Consultant prepared a conceptual layout and is finalizing a financial analysis which will be presented to the District.
Stormwater Management Plan and Nonfunctional Turf Compliance Assessment	Currently drafting RFP for districtwide assessment and other planning related to future compliance with AB1572 for non-functional turf potable water irrigation.
Food Waste / Organic Diversion	District is working with CR&R to provide organic waste bins to District sites. Bin delivery will be coordinated with each site to ensure district sites comply with statewide organic waste mandate. District office implemented use of compost bins in December 2025. College implementation pending.

District-Wide Planning Energy & Sustainability Update

Project	Status
2026 Upcoming Sustainability Related Events	<ul style="list-style-type: none">• SRC Field Trip to OC Water District (Ground Water Replenishment System) - March 2026• Earth Day - Week of April 20, 2026<ul style="list-style-type: none">• SAC Sustain-A-Palooza (4/20/26)• SCC EarthFest (4/23/26)



Fire Life Safety

Districtwide Fire System Inspection, Testing & Maintenance

In accordance with AR 6520 Security for District Property, the Facility Planning, Construction, and District Support Services Department is responsible for the routine testing, inspection, maintenance and repairs of the fire protection systems and the annual certification of all fire extinguishers districtwide. Refer to AR 6520 Appendix A for Fire Protection System Responsibilities.

Appendix A – Fire Protection Systems Responsibilities

Employee	Campus Maintenance & Operations (M&O)	District Safety and Security (DSS)	Facility Planning, Construction, District Support Services (FPCDSS)
<ul style="list-style-type: none"> • Report any building fire and smoke to DSS • Use fire alarm pull stations and other fire protection initiating equipment • Evacuate building upon fire alarm and/or fire sprinkler activation and close fire doors • Proceed to designated emergency area 	<ul style="list-style-type: none"> • Provide support and assistance for vendor access to fire protection equipment • Ensure fire/smoke resistive construction is maintained • Report fire alarm and fire sprinkler maintenance issues to FPCDSS • Ensure fire protection equipment is visually and physically unobstructed 	<ul style="list-style-type: none"> • Coordinate with first responders upon fire alarm and/or fire sprinkler activation • Monitor fire alarm panels for signal warning, trouble warning, alarm warning, and other unusual signals • Conduct fire watch activities as required • Coordinate with fire alarm monitoring company • Report fire alarm and fire sprinkler maintenance issues to FPCDSS • Ensure fire protection equipment is visually and physically unobstructed 	<ul style="list-style-type: none"> • Manage all fire protection vendor bids and contracts • Manage all fire protection testing, maintenance, inspections, and repairs with vendors and coordinate activities with the colleges • Maintain and distribute all fire protection testing, maintenance, inspections, and repair reports • Manage corrective actions • Manage all fire protection construction record documents • Manage fire alarm panel programming changes, software, and dedicated fire alarm network • Manage agency approvals for fire protection system revisions or additions • Provide ongoing fire protection training • Inspect, maintain, and update inventory of fire/smoke resistive construction • Coordinate and conduct Fire Marshal site visits with M&O • Manage the inspection, maintenance, and certification of fire extinguishers



Districtwide Fire System Inspection, Testing & Maintenance

Month	Status	Testing Type
Routine Testing, Inspection, and Maintenance of Fire Alarm and Fire Sprinkler Systems	Ongoing	Year-round tasks: Routine testing, inspection, and maintenance tasks are completed monthly, quarterly, semi-annually, and annually in accordance with the District's Fire Protection Preventative Maintenance Plan.
September 2025	Completed	Quarterly fire sprinkler inspection
December 2025	Completed	Annual fire alarm testing 5-year fire sprinkler testing Annual fire extinguisher maintenance
March 2026	Completed	Quarterly fire sprinkler inspection
April 2026	Completed	Annual fire extinguisher maintenance
June 2026	Upcoming	Semi-annual fire alarm testing Quarterly fire sprinkler inspection

Districtwide Fire System

Other Items

- ▶ Fire protection system troubleshooting and repairs
- ▶ Elevator fire testing
- ▶ Backflow testing
- ▶ Fire Drills
- ▶ Annual fire department inspections
- ▶ Site safety plan review
 - ▶ DSA required
- ▶ Fire alarm on test and fire watch requests

Fire Life Safety Projects Santiago Canyon College

Project	Status
Hydrant Repair	Bid phase.
Bldg SC In-Duct Smoke Detector Installation Upgrade	Design phase.
Bldg D Magnetic Door Holder Upgrade	Design phase.
Bldg C Kitchen Door Closer Replacement	Design phase.
Hydrant and Hydrant Valve Identification	On hold.

Fire Life Safety Projects Districtwide

Project	Status
Additional Fire Protection Items Survey	Planning phase.
Fire Rated Assemblies Secondary Project	Bid phase.
Fire Alarm Dialer Upgrade	On hold.
Carbon Monoxide Detector Installation Upgrade	On hold.

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Questions

