

Board Facilities Committee Meeting

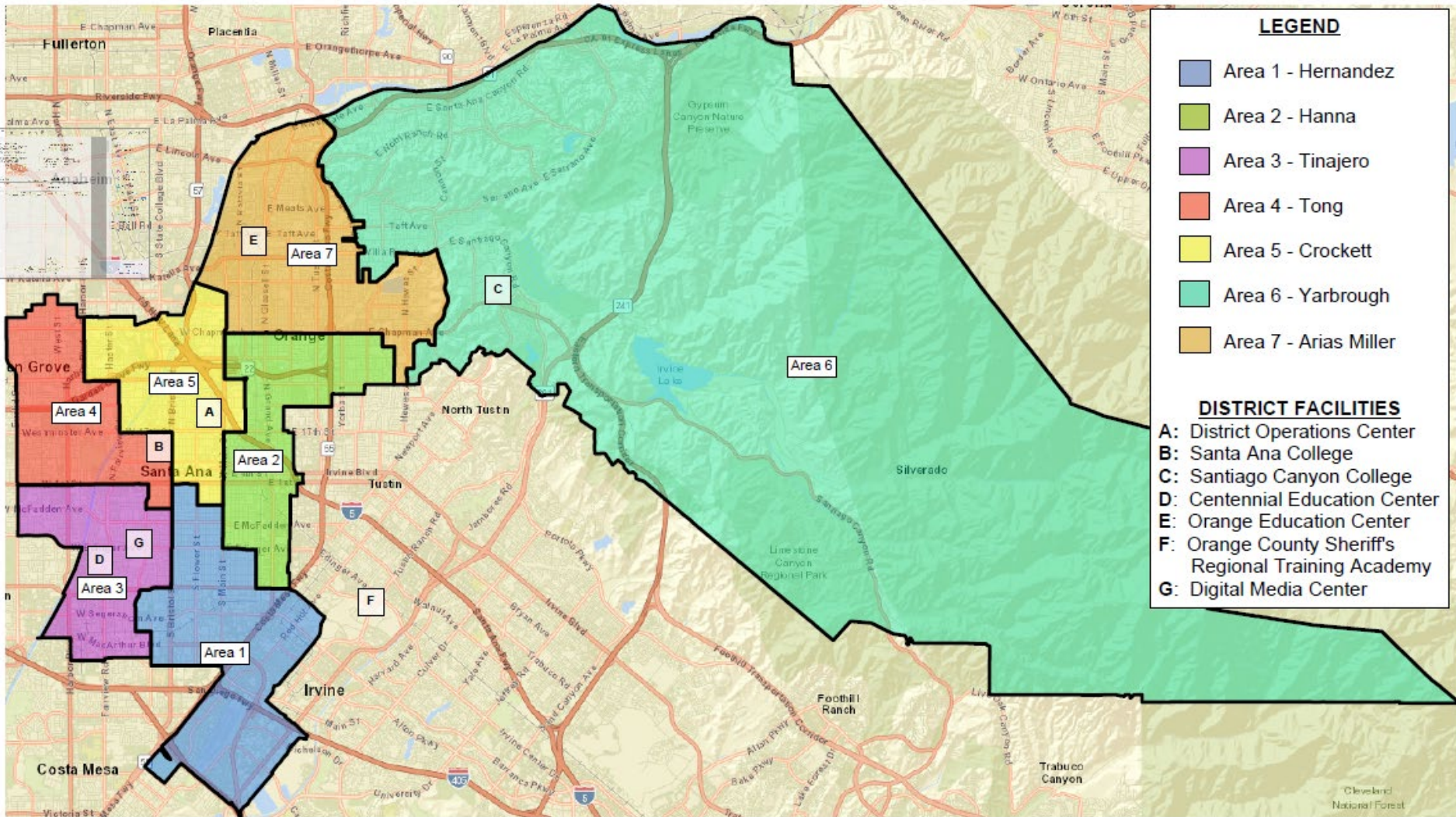
February 16, 2023

Rancho Santiago Community College District Overview of Properties

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Facility Planning, District Construction & Support Services



TRUSTEE AREA MAP



Background

The District is one of the largest community college districts in California and is comprised of 7 sites:

- ▶ **Santa Ana College (SAC)** founded in 1915.
- ▶ **Santiago Canyon College (SCC)** a relatively newer campus founded in 1980.
- ▶ Two centers: **Centennial Education Center (CEC)** on City owned property, and **Orange Education Center (OEC)** (temporarily housed at SCC and other leased facilities due to environmental remediation activities).
- ▶ The **Digital Media Center (DMC)**, an off-campus location in Santa Ana that houses the SAC based Digital Media program.
- ▶ The **Orange County Sheriff's Regional Training Academy (OCSRTA)** in Tustin.
- ▶ The **District Operations Center (DOC)** in Santa Ana.
- ▶ The undeveloped property across from SAC, at the Southeast corner of **Bristol and 17th Street**.



Facility Master Plan Update 2022

A **Facilities Master Plan Update (FMP Update)** was completed and approved by the Board of Trustees on June 27, 2022.

- ▶ Informed by over 30 meetings with workgroups, stakeholders and committees.
- ▶ Numerous facilities needs across the District were identified.
- ▶ Colleges identified facility and program needs.
- ▶ Evaluation criteria and rubrics for scoring were utilized.
- ▶ Solutions and options were developed.
- ▶ The FMP includes a **priority list of projects** for each campus (see 2022 FMP Update for more information).



Building Condition Evaluations

Facilities Master Plan Update 2022

In the Facilities Master Plan Update, a building conditions evaluation was undertaken for various categories of criteria:

- ▶ Life Safety
- ▶ Accessibility
- ▶ Hazardous Materials
- ▶ Infrastructure
- ▶ Safety and Security
- ▶ Sustainability
- ▶ Student Experience
- ▶ Building Use and Facility Adequacy

A rubric was developed by the Facilities Professional Workgroup for each category.



Summary of RSCCD Properties

District Owned Site	Year Built	Site Acreage	Total Buildings	Total Building Gross Square Footage	Total Building Assignable Square Footage
Santa Ana College	1945, Est. 1915	74.03	40	737,408	544,194
Santiago Canyon College	1985	82.8	13	436,309	314,483
Bristol & 17 th Street Lot	Acquired 2013	1.79	Not Applicable	Not Applicable	Not Applicable
Centennial Education Center*	1980		7	50,214	41,168
Digital Media Center	2006	1.2	1	28,200	17,098
Orange County Sheriff's Regional Training Academy	2007	15	1	52,631	34,459
District Operations Center	1969	3.9	1	54,784	43,013
Orange Education Center**	2005	6.4	Not Applicable	Not Applicable	Not Applicable
Total		185.12	63	1,359,546	1,179,874

*City owns land, RSCCD owns buildings. New lease from 2020-2101.

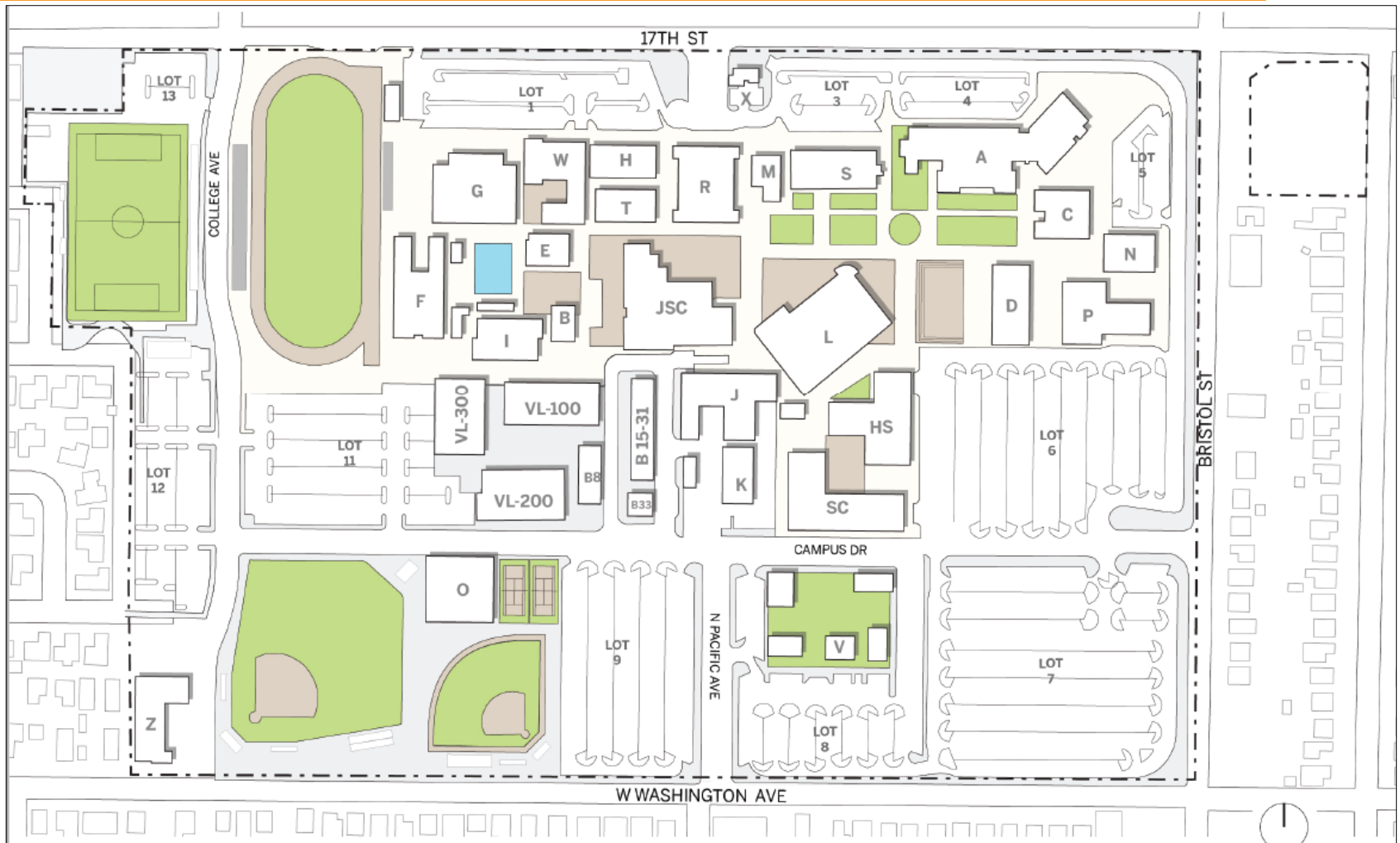
**Temporarily relocated to main SCC campus and leased properties while site undergoes environmental remediation.



Summary of RSCCD Properties

District Owned Site	Number of Classrooms	Number of Class Labs	Total
Santa Ana College	90	66	156
Santiago Canyon College	75	36	111
Centennial Education Center	20	4	24
Digital Media Center	2	5	7
Orange County Sheriff's Regional Training Academy	6	0	6
Orange Education Center	18	2 (at SCC)	20
Total	211	113	324

Santa Ana College Existing Campus Plan



Santa Ana College Facilities Master Plan Update 2022 – Campus Plan



Santa Ana College Buildings

Name of Building	Year Built	Total Building Gross Square Footage	Total Building Assignable Square Footage
Men's/Women's P.E. Lockers	1947	24,172	17,798
Fitness Center	1947	5,280	4,453
Pool Storage	1947	1,000	627
Cook Gymnasium	1954	34,612	30,491
Hammond Hall	1954	15,720	11,557
Phillips Hall	1955	17,219	15,367
Library	1956	50,473	40,684
Auto Diesel	1958	20,612	18,147
Welding/Diesel	1958	11,631	10,135
Russell Hall	1967	58,666	44,516
Tessmann Planetarium	1967	3,600	2,670
Technical Building	1970	18,212	11,993
Music Building	1970	7,875	5,217
Admin	1972	24,304	16,876
P.E. Multi-Purpose	1972	21,600	14,322

Santa Ana College Buildings

Name of Building	Year Built	Total Building Gross Square Footage	Total Building Assignable Square Footage
Art	1972	22,537	17,201
Dunlap Hall	1973	53,682	37,292
Portables - B	1995	32,640	23,309
Cesar Chavez	1996	68,459	45,086
Security	1996	1,630	1,105
Concession/RR (Baseball)	2006	539	218
M&O Building	2009	14,454	11,061
I Building	2009	17,550	14,783
Child Development V-100	2010	5,167	4,710
Child Development V-200	2010	2,847	2,584
Child Development V-300	2010	2,847	2,570
Child Development V-400	2010	2,847	2,607
Child Development V-500	2010	2,847	2,586
Concession/RR (Soccer)	2013	944	90
RR Building (Track & Field)	2013	944	64

Santa Ana College Buildings

Name of Building	Year Built	Total Building Gross Square Footage	Total Building Assignable Square Footage
Soccer Storage	2013	1,000	930
Football Storage	2013	1,000	913
RR Building (Soccer)	2013	578	56
Weight Pavilion	2013	2,000	1,965
Village 100	2014	14,900	12,426
Village 200	2014	15,360	13,579
Central Plant	2018	23,685	22,505
Electrical	2018	2,727	1,200
Johnson Student Center	2021	65,748	38,872
Science Center	2021	65,500	40,629
Total		737,408	544,194

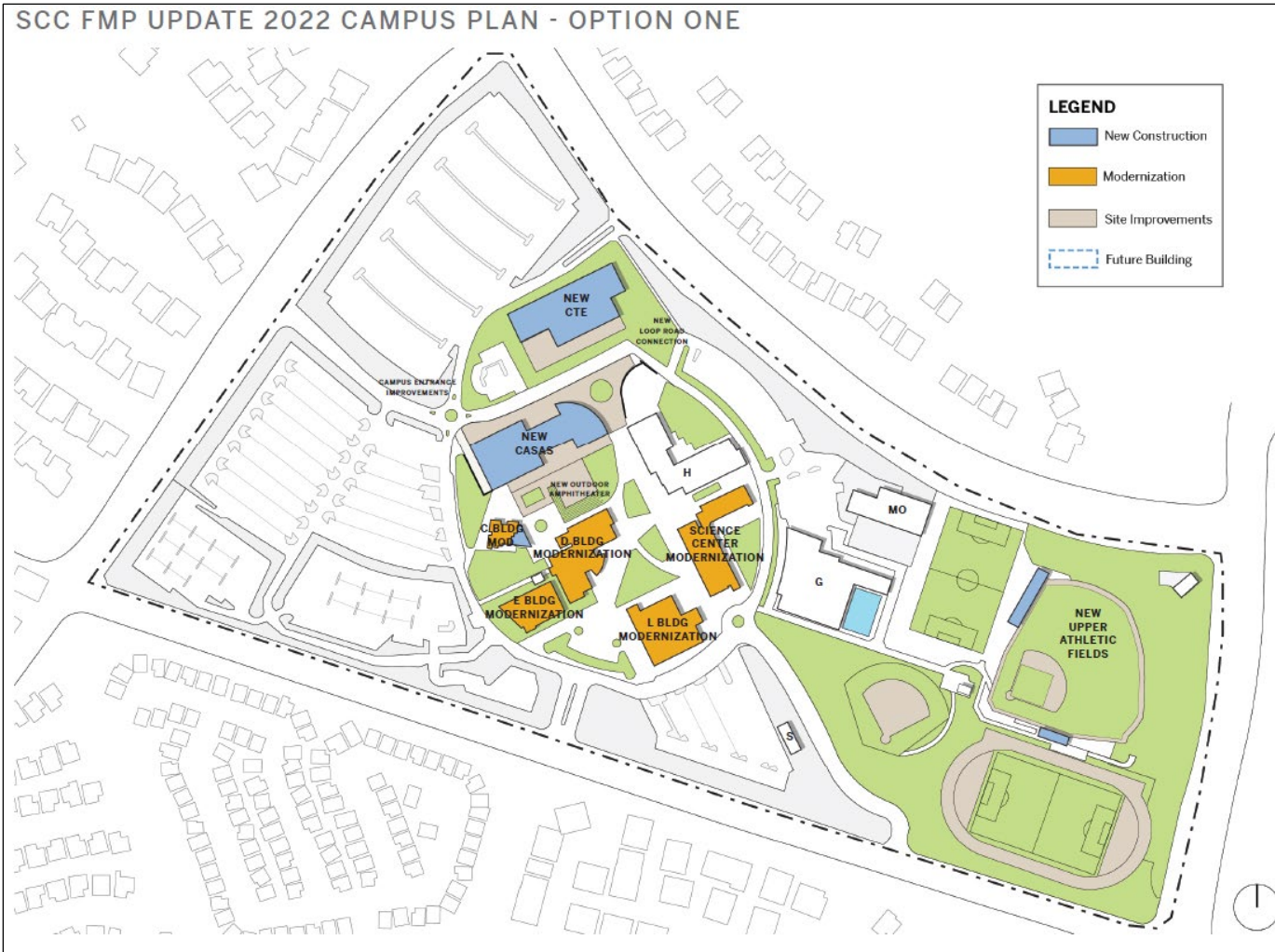
Santiago Canyon College Existing Campus Plan



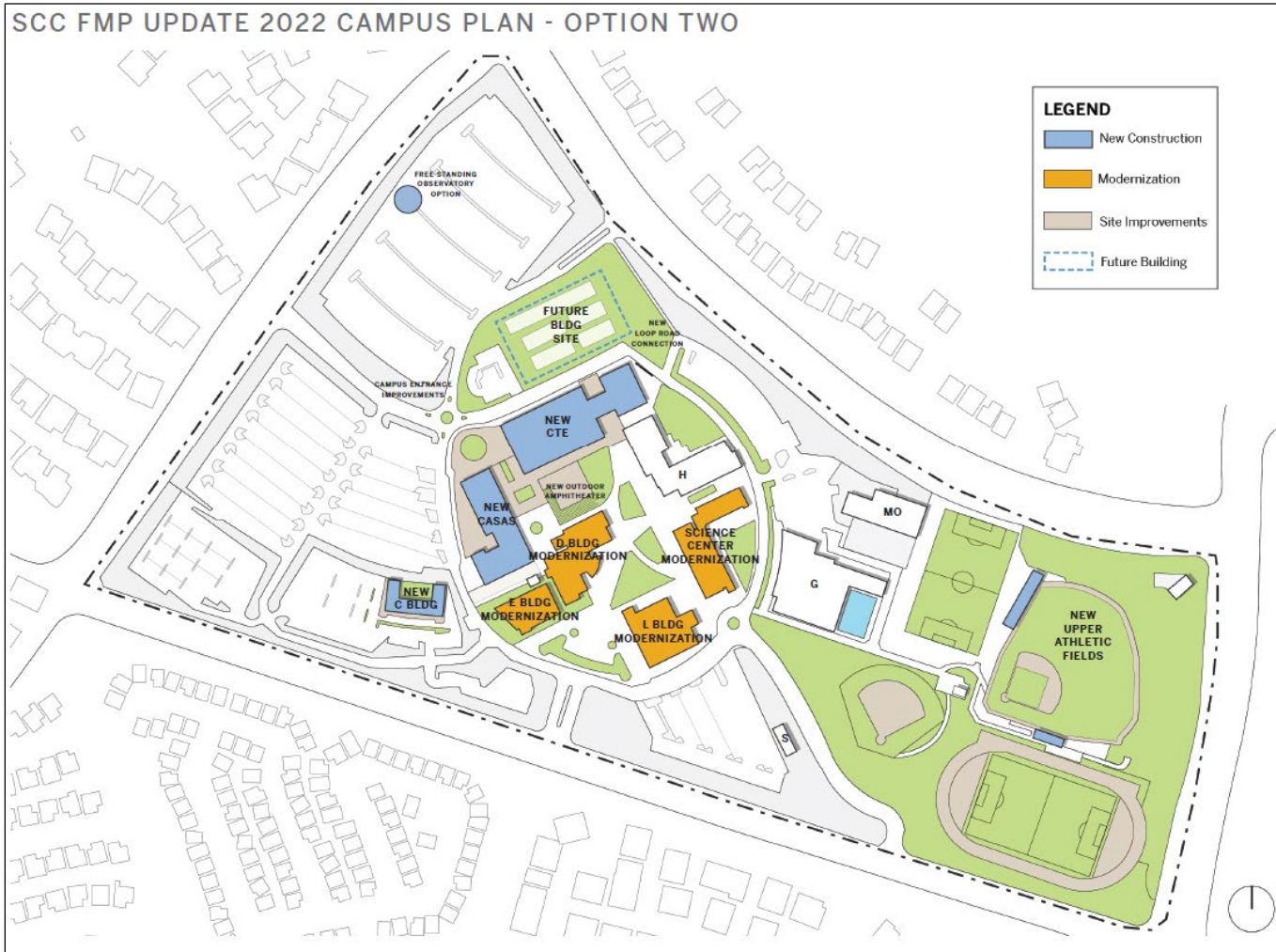
Santiago Canyon College Facilities Master Plan Update 2022 – Campus Plan

- ▶ There are two options for the campus development that offer flexibility in how the facilities needs are met for the Santiago Canyon College campus, details of which can be found in the SCC chapter of the FMP Update - Chapter 6.
- ▶ The FMP Update process re-validated most of the SCC projects shown in the previous 2011 Facilities Master Plan, with some adjustments to programs housed in certain buildings/locations.

Santiago Canyon College Facilities Master Plan Update 2022 – Campus Plan



Santiago Canyon College Facilities Master Plan Update 2022 – Campus Plan



Santiago Canyon College Buildings

Name of Building	Year Built	Total Building Gross Square Footage	Total Building Assignable Square Footage
T Building	1980	4,035	3,740
A Building	1980	23,291	17,393
B Building	1980	22,496	15,539
Child Development Center	1991	6,102	5,313
D Building	1991	42,508	30,091
U Portables	1994	36,667	27,378
E Building	2004	37,034	23,333
Learning Resource Center	2006	39,900	35,723
Science Center	2010	57,372	39,922
Gymnasium	2013	50,440	42,816
Humanities	2014	97,521	56,184
Maintenance & Operations	2014	15,583	14,094
Safety & Security	2020	3,360	2,957
Total		436,309	314,483

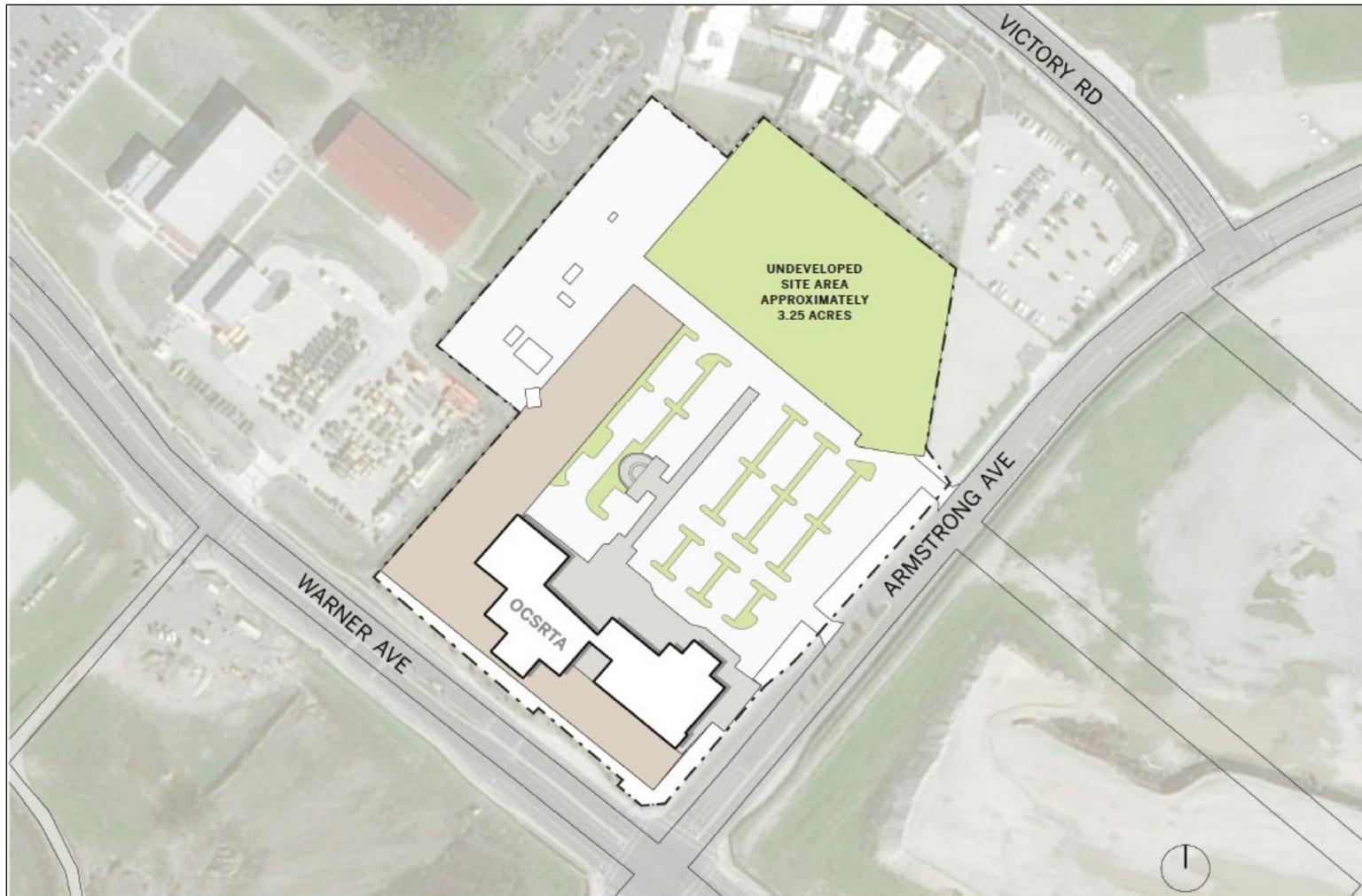
Orange County Sheriff's Regional Training Academy



Orange County Sheriff's Regional Training Academy

- ▶ The site is currently developed to 80% of it's original vision - approximately 12 acres developed and 3.25 acres undeveloped.
- ▶ There are six classrooms, one gymnasium and one weight room.
- ▶ Currently exploring the development and expansion of educational programs that enhance the safety, law enforcement, and Fire Technology offerings at the site, such as:
 - ▶ A New Public Safety Facility, sized at approximately 20,000 GSF
 - ▶ Training Tower
 - ▶ New Exercise Pit
 - ▶ A reconfigured/demarcated Running Track around the entire site (not shown on the graphic) with diverse running surfaces throughout the track to simulate real-life conditions for students.
- ▶ The District and Santa Ana College continue to explore funding opportunities with its partners and through available grants for these highly needed programs that serve the community, cities and Orange County.
- ▶ Exploring potential feasibility of pursuing center status with State.

Orange County Sheriff's Regional Training Academy Existing Site Plan



Orange County Sheriff's Regional Training Academy Facilities Master Plan Update 2022

Campus Plan



Digital Media Center



Digital Media Center

- ▶ The Digital Media Center (DMC) is a 28,200-square-foot facility built in 2006, located at 1300 S. Bristol in Santa Ana.
- ▶ The building houses instructional space for SAC's Digital Media Arts and TV/Video Production on the first floor, and SAC's Digital Music programs on a portion of the second floor.
- ▶ The balance of the second floor was used to house business incubator space for start-up companies, but the incubator agreement with the City of Santa Ana has sunsetted, and the College has been exploring ways to re-purpose this space for other uses.
- ▶ There are a number of noteworthy items to consider for this facility:
 - ▶ The second floor loading is limited to 50 lbs per square foot, any loading beyond causes deflection.
 - ▶ Given the rapid change in technology, the TV/Video Production studios on the first floor are already outdated;
 - ▶ Students would prefer these instructional spaces to be located on the main Santa Ana campus for it would save travel time
 - ▶ These programs would benefit from sharing resources and increasing enrollment by being co-located with other SAC visual and performing art programs.

Digital Media Center Existing Site Plan



District Operations Center

- ▶ The District Operations Center (DOC) houses the District Executive Management, the Divisions of Business Services, Educational Services and People & Culture.
- ▶ The DOC, located at 2323 N. Broadway in Santa Ana, is a 4-story building built in 1969.
- ▶ Given the age of the building (50+ years old) and the amount of repairs that the District is undertaking on a regular basis, the District is conducting an assessment comparing total cost of ownership to continue to maintain the existing building, purchase a new building, or lease a different building.

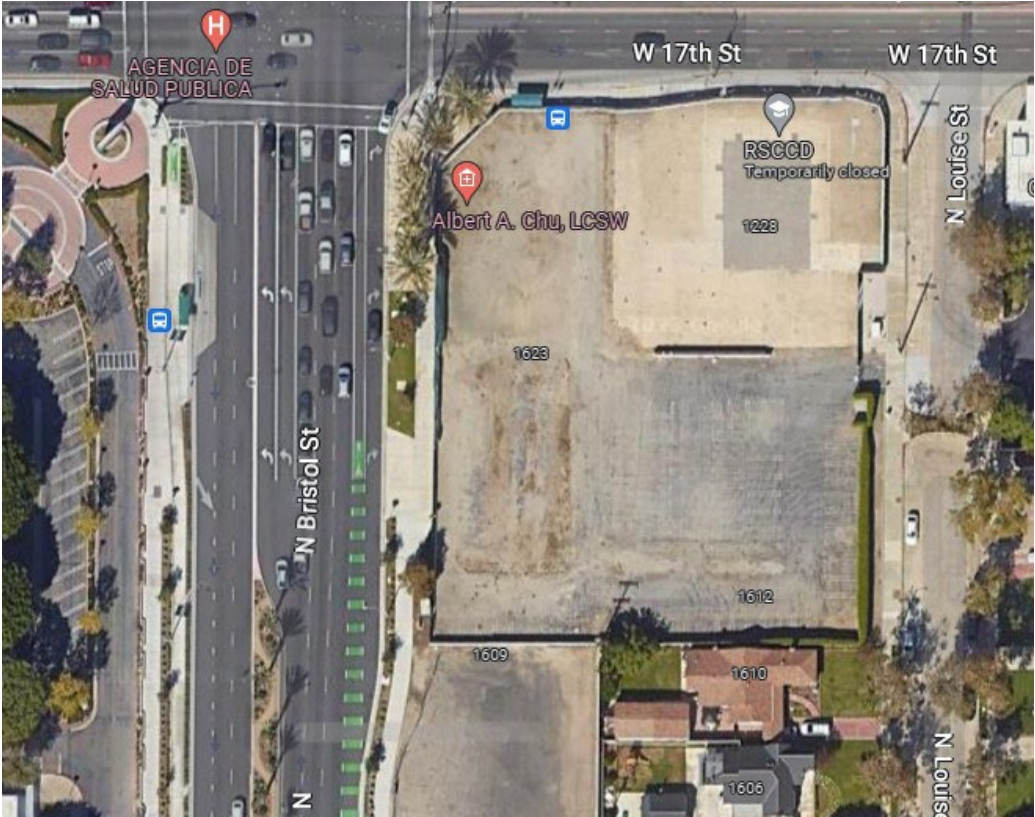
Other Planning Studies In-progress

Updates on other District owned properties and planning studies in-progress:

- ▶ Bristol and 17th Street - Phase 2 Feasibility Study
- ▶ Continuing Education
 - ▶ Centennial Education Center
 - ▶ Orange Education Center
- ▶ Affordable Student Housing Feasibility Study



Bristol & 17th Street

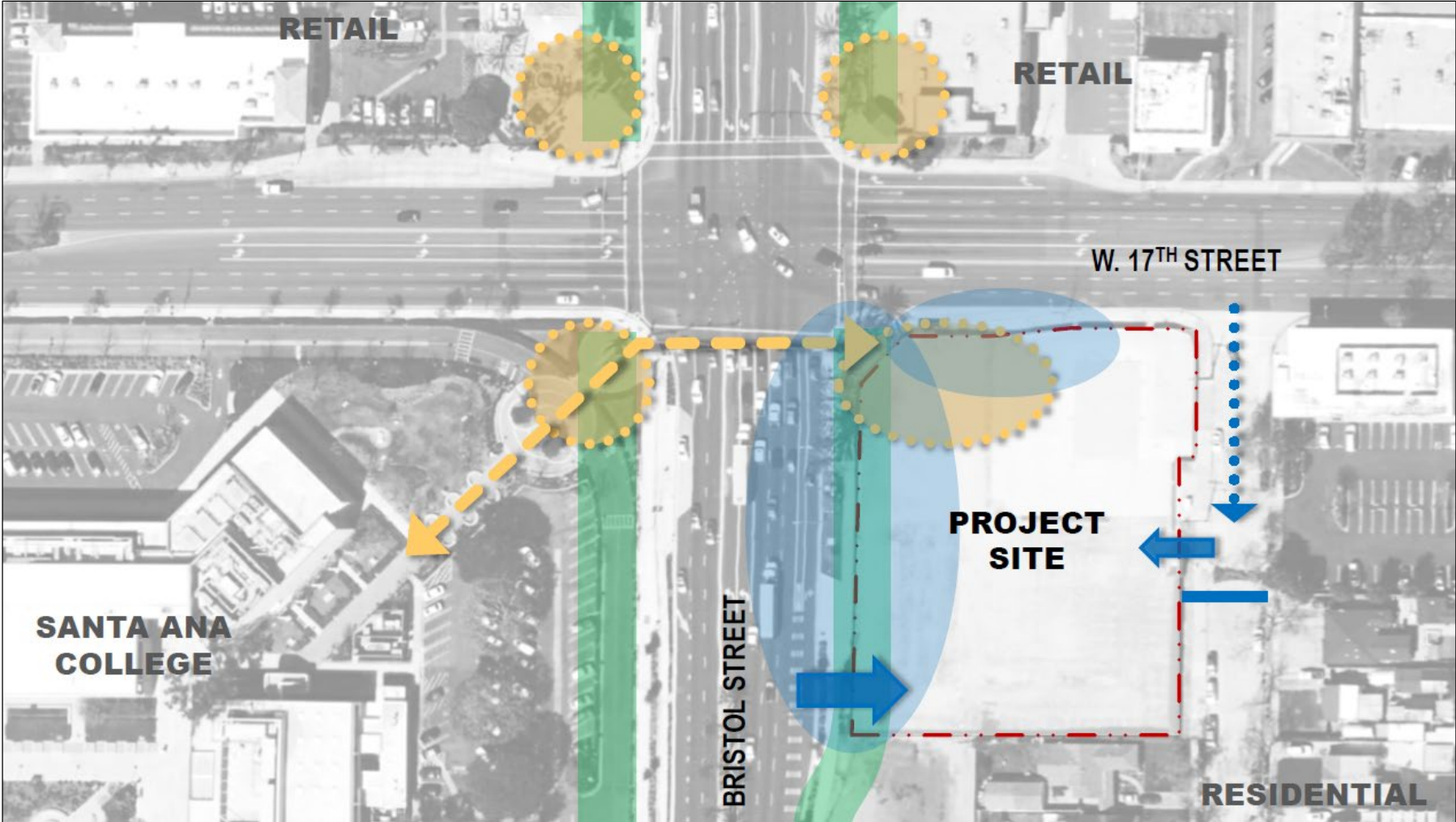


Bristol & 17th Street

- ▶ The first phase of the planning and development assessment has been completed, which included studying affordable student housing at this site.
 - ▶ Student housing was not ideal due to high construction costs, site parameters limiting an efficient configuration of units and parking. Also, a district-wide feasibility study is underway as part of SB169 grant funding to study all district owned property locations.
- ▶ The second phase of the study is underway to assess the feasibility of this location hosting a hospitality/culinary/tourism program.
 - ▶ The study has performed, an external scan of labor markets, local demographics and similar programs to assess the viability of a self-sustaining program.
 - ▶ There is ongoing meetings with the President's Cabinet and staff to develop and refine the program.
- ▶ **Next steps**
 - ▶ Financial and Total Cost of Ownership analysis.



Bristol & 17th Street Existing Site Plan



Bristol & 17th Street Phase 2 Program & Site Plan Study



Centennial Education Center



Centennial Education Center

Name of Building (All buildings are portables)	Year Built	Total Building Gross Square Footage	Total Building Assignable Square Footage
CEC-A	1980	9,224	7,435
CEC-B	1980	5,160	4,687
CEC-C	1980	4,680	4,124
CEC-F	1980	10,030	5,725
CEC-E	1980	9,480	8,403
CEC-D	1980	8,640	8,085
CEC-G	1980	3,000	2,709
Total		50,214	41,168

Centennial Education Center

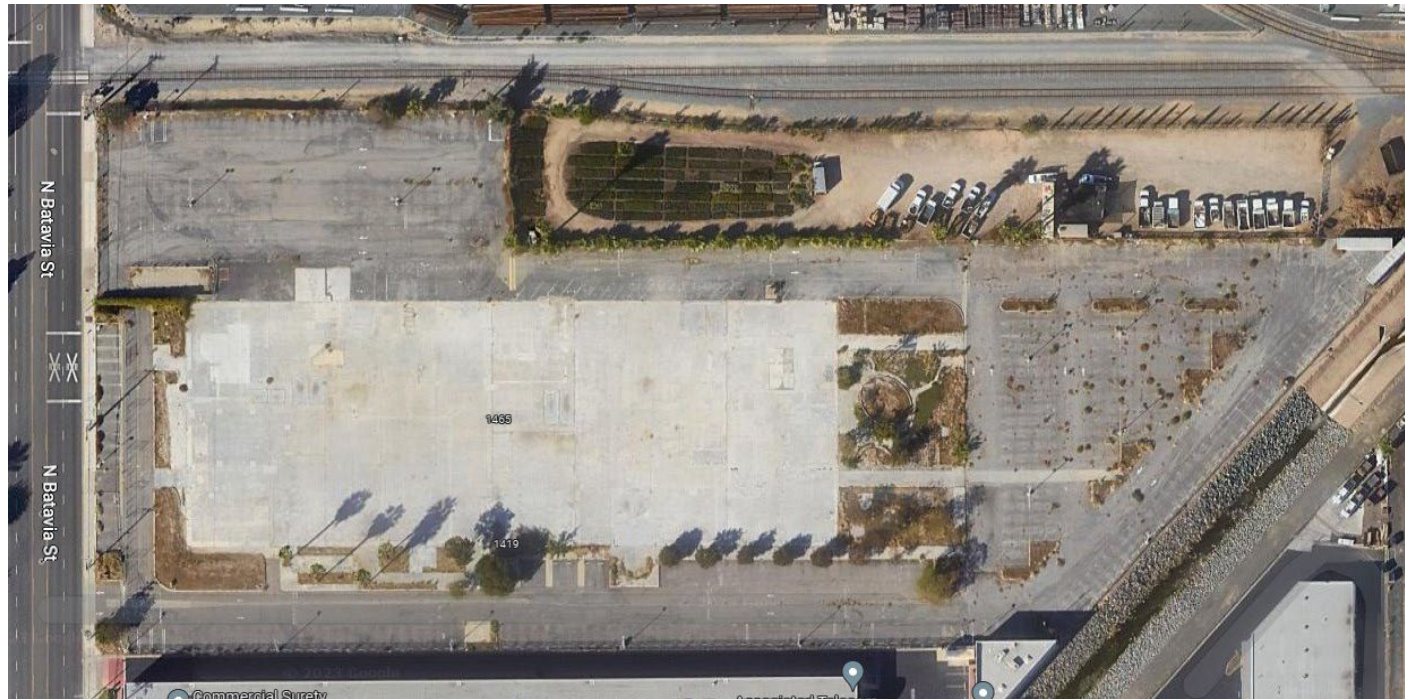
Redevelopment Planning Activities

- ▶ The District is currently undertaking a Site Master Planning Study to assess significant improvements as per the terms of the City's Lease Agreement requirements (May 2020).
- ▶ An **Internal College Work Group** has had several meetings to discuss potential proposals for improvements.
- ▶ Feedback was provided to the architect on various site redevelopment design options and additional concepts are anticipated.
- ▶ Currently, the District and City are meeting to clarify terms of lease agreement and explore further potential joint-use opportunities.

Centennial Education Center Facilities Conceptual Site Plan



Orange Education Center



Orange Education Center

- ▶ The campus continues to operate adult education in temporary facilities at both Santiago Canyon College and in leased facilities while the site is being remediated.
- ▶ A remediation system has been installed and is operational.
 - ▶ The environmental consultant is projecting the system will need to be in operation for at least five (5) years before there is sufficient data to demonstrate the effectiveness and rate of reduction of subsurface soil vapors.
- ▶ The District has and continues to evaluate various alternatives to leased spaces.



Affordable Student Housing Feasibility Study

(SB 169 Grant Funding)

On September 23, 2021, the Governor signed Senate Bill 169 as part of the budget bill.

Established the Higher Education Student Housing grant Program to increase affordable student housing across the three public higher education segments.

Prior budgets committed a total of \$2.2 billion (one-time General Fund) for student housing construction grants over a three-year period, including \$750 million planned for FY 2023-2024.

The Governor's budget proposes delaying \$250 million of the anticipated 2023-2024 support for affordable student housing projects to the 2024-2025 fiscal year. This would maintain **\$500 million** for student housing construction grants in **2023-2024**.

Affordable Student Housing Feasibility Study

(SB 169 Grant Funding)

The Chancellor's Office is the administering agency for community college student housing projects - SB 169 grant program.

RSCCD was awarded a **\$500,000 Planning Grant**.

DRAFT timelines from the Chancellor's Office:

- ▶ **ROUND TWO** construction grant applications were due January 25, 2023.
- ▶ **ROUND THREE** construction grant applications are due **July 3, 2023**.
 - ▶ Proposed award date for round three applications: July 15, 2024.
 - ▶ District is only allowed one application.

Scoring Rubric:

- ▶ State funding per bed
- ▶ Rents below statutory rent cap
- ▶ Construction start date
- ▶ Geographic Location
- ▶ Unmet demand
- ▶ Partnership with another CA public postsecondary institution
- ▶ Augment construction cost with partnerships or additional funding
- ▶ Ancillary services
- ▶ Regions of High Need
- ▶ Cost of living



Affordable Student Housing Feasibility Study

(SB 169 Grant Funding)

The agreement for consulting services for a District-wide Affordable Student Housing Feasibility Study was approved by the Board of Trustees on October 24, 2022.

- ▶ Kick-off meeting held on October 31, 2022.
- ▶ Completed Student survey.
- ▶ Assessment of District owned properties underway.
- ▶ On-going meetings with Advisory Committee.

Next steps

- ▶ Financial and Total Cost of Ownership analysis of various scenarios involving different unit mixes and bed counts.



Next Steps

- ▶ Complete the Bristol and 17th Street - Site Master Planning Study.
- ▶ Complete CEC Redevelopment Site Master Planning Study.
- ▶ Continue to evaluate various alternatives to leased spaces for the OEC.
- ▶ Working on retaining real estate consulting services to assist with identifying properties.
- ▶ Complete the Affordable Student Housing Feasibility Study.
 - ▶ Application if the District desires to apply for third round of grant funding, Board of Trustees must approve the grant application no later than June 2023 as the deadline to apply is July 3, 2023.
- ▶ Update the 5-Year Capital Outlay Plan as the annual state deadline is typically July 1, 2023.
- ▶ Prepare an addendum to the Facilities Master Plan Update to incorporate the completed studies anticipated Summer 2023.

Board Facilities Committee Meeting

February 16, 2023

Rancho Santiago Community College District Properties

Questions

