

Physical Resources Committee

Meeting of March 3, 2021

1:30 p.m.

Zoom Meeting

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

PRC Members Absent: Mario Gaspar, 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 – November 4, 2020

Discussion: Mr. O'Connor called for a motion to approve the PRC Minutes of the November 4, 2020 meeting. Mr. Hoffman made a motion, seconded by Ms. Matsumoto and approved by the committee unanimously.

Agenda item: Measure Q, Scheduled Maintenance, Capital and Prop 39 Projects Update – dated November 4, 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 due to failed sealant adhesion testing. This issue has been disputed for several months. The District is working with the contractor on a schedule for this corrective work. There are over 115 windows in the building with this sealant issue. The target occupancy is Summer 2021 for Fall 2021 semester classes, but this is not guaranteed. The exterior metal panel reinstallation is almost complete.
- Johnson Student Center & Demolition: The project has had delays, but overall is making good progress in construction. Target occupancy is Summer 2021. Completed installation of window shades, visual display boards, flooring & base, toilet accessories, prefabricated walls and won door. Completed water infiltration testing. Completed food facilities health inspections. First phase of furniture and equipment delivered. Installed site lighting. Completed testing of the fire alarm system.

Current Capital Projects:

- SAC Russell Hall Replacement (Health Sciences Building): This is a state funded project and the Notice to Proceed was issued to commence construction on March 1, 2021. Decommissioning of Russell Hall must be complete by Winter 2023 and the demolition of

Russell Hall is anticipated to start Spring 2023 to complete the project by the State construction deadline.

- SAC Campus Entrance Improvements: The project is to restore the location of where Russell Hall gets demolished. Phase 1 will consist of front entry improvements off of 17th Street, softscape and hardscape improvements, the introduction of a new “hairpin” vehicular driveway with a drop-off, and front entry plaza improvements. The budget is \$5.3 million for Phase 1 only.
- SAC ITS Copper Wire Project: The project received DSA approval. 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. The project is in the bid phase.
- Building B Relocation and Restoration: The MCHS move and Adult Education moves are under review for a future move schedule to be coordinated.
- SAC Campus Directory (Electronic): The project is on hold due to budget concerns and unselected manufacturer product type.
- SAC Barrier Removal Signage/Wayfinding: The project has been approved by DSA. A schedule for bid and construction is under review.
- SAC Parking Ticket Kiosks: The award of bid was ratified by the Board of Trustees on February 22, 2021 and construction has begun.
- Northgate Proposal for Student Housing (4th & Minter Streets): The proposal by Northgate is still under review.
- 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. An internal campus and district work group is being developed.
- 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. An internal campus and district work group is being developed.
- SCC Orange Education Center Building Certification: 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 in the bid phase. The construction of the underground system is anticipated to commence spring/summer 2021. The budget is under review and does not include the millions of dollars it is going to cost for remediation.
- SCC Campus Entrance Improvements: 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 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. We are currently in construction document for Phase 1. Phase 1 DSA submittal anticipated Summer 2021.

- SCC Campus Directory (Electronic): The project is on hold due to budget concerns and unselected manufacturer product type.
- SCC Barrier Removal Signage/Wayfinding: The project has been approved by DSA. A schedule for bid and construction is under review.
- DO ADA Parking Lot Improvements: Phase 1 is currently in the bid phase.
- District-Wide Electronic Access Control & New Key Distribution Procedures: The contract for architectural and engineering design services for the following test pilot project locations was approved by the Board of Trustees on February 22, 2021: Building D at SAC, Buildings D and H at SCC, DMC and mechanical re-key at CEC.

Scheduled Maintenance:

- SM 19 SAC Barrier Removal Library Restroom Upgrade: The award of bid was approved by the Board of Trustees on February 8, 2021.
- SM 20 SAC Building T Hazardous Material Abatement: This project will look at evaluating the possibility of undertaking hazardous material floor abatement work on the second floor in two labs while the nutrition and fashion labs are not being utilized due to the long lead time it takes to do this work. The project is in the planning phase.
- SM 18 SCC Barrier Removal Phase 4A Lot 2 and Lot 7 Crosswalk Repairs: The contract for architectural services was approved by the Board of Trustees on February 22, 2021.
- SM 18 SCC Barrier Removal Phase 4B Broadmoor Trail Repairs: The construction has commenced and is anticipated to last through May. The project has experienced delays due to inclement weather and unforeseen wet soils conditions.
- SM 18 SCC Barrier Removal Phase 4C Parking Ticket Kiosks: All 13 parking ticket kiosks have been installed at SCC and a Notice of Completion was approved by the Board of Trustees on February 22, 2021.
- SM 18 SCC Barrier Removal Phase 4A Bldg D Multi-User Restroom Renovation: This project consists of the interior demolition and renovation of two multi-user restrooms on both the first and second floors of Building D. The contract for architectural services was approved by the Board of Trustees on February 8, 2021.
- SM 18 SCC Barrier Removal Phase 4A Bldg D Single-User Restroom Renovation: This project consists of the interior demolition and renovation of two single-user restrooms on the first floor of Building D. The contract for architectural services was approved by the Board of Trustees on February 8, 2021.
- SM 18 SCC Barrier Removal Phase 4A Bldg D Elevator: The project will improve and modernize the elevator in Building D.
- New Barrier Removal Projects in Planning at SCC: Buildings A and B 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 noted the committee has not recently met and the next scheduled meeting is coming up on March 17, 2021. <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 95% spent or encumbered.

Agenda item: Campus Facilities Meetings Update

Discussion: Meeting minutes were distributed from the SAC Facilities Committee meeting from October 20, 2020; November 17, 2020 and December 15, 2020. Mr. Hoffman noted the campus has been painting classrooms, cleaning carpets and preparing to install MERV 13 filters with replace the filters in all the buildings and sites. There is a new form that was created and approved for use for special events. The campus is now a vaccination dispensing site for the county Wednesday through Sunday from 8am-4pm. All athletes on campus are tested for COVID every week. There will be upcoming blood drives on March 19, 2021 and April 23, 2021. Meeting Minutes were distributed from the SCC Facilities Committee meetings from October 19, 2020 and November 16, 2020. Ms. Satele noted the campus is working on a small landscaping project around the Safety Building. The campus is still offering COVID testing. All athletes on campus are tested for COVID every week. The campus is looking into purchasing more plexiglass dividers. The food distribution drives on Fridays have been very successful. Mr. Leeds inquired what the campuses were doing in regards to ventilation. Ms. Satele noted the campus is flushing the air out of the buildings in the morning and in the evening and has ordered MERV 13 filters. The MERV 13 filter orders are delayed. Ms. Matsumoto noted the air is flushed out of the building every evening, the coils are cleaned regularly and the custodians are following strict cleaning protocols district-wide. Some locations have portable hepa filters.

Agenda item: Future Meeting Schedule

Discussion: The next scheduled meeting on May 5, 2021 at 1:30 p.m. via zoom.

Agenda item: Other

Discussion: Mr. Leeds inquired about refunds for employees who purchased parking passes. Mr. O'Connor noted that all employees need to pay for parking and Ms. Satele noted that all students who paid for parking were refunded.

Adjournment: Mr. O'Connor called for a motion to adjourn the March 3, 2021 PRC meeting. Mr. Hoffman made a motion, seconded by Ms. Satele and approved unanimously to adjourn at 2:33 p.m.