

Physical Resources Committee Meeting

Project Update



RANCHO SANTIAGO
C E N T E R
Rancho Santiago Community College District

Current Capital Projects

Russell Hall Replacement (Health Sciences Building)

Santa Ana College

Project Summary:

- ▶ Construction of a new 55,563 square foot Health Sciences Building to include Nursing, Occupational Therapy Assistant, Emergency Medical Technician, Pharmacy Technology, and 20 general classrooms and computer labs. New building will be located south of the existing library and north of the new Science Center
- ▶ Demolition of existing Russell Hall Building

Current Status:

- ▶ Project reached final completion on November 30, 2023.
- ▶ Notice of Completion approved by the Board of Trustees on December 11, 2023. Continue with DSA building certification.
- ▶ The College held a Grand Opening event on January 10, 2024.
- ▶ Russell Hall demolition to begin March 2024.

Budget:

- ▶ \$58.8 million (budget under review)
- ▶ \$19,707,000 state funded (2023 estimated contribution)



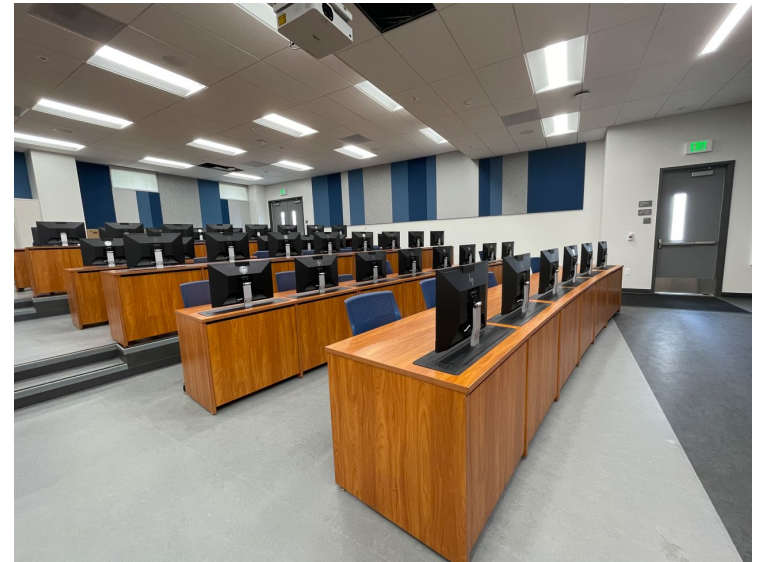
Current Capital Projects Russell Hall Replacement (Health Sciences Building) Santa Ana College



Current Capital Projects

Russell Hall Replacement (Health Sciences Building)

Santa Ana College



Current Capital Projects

Russell Hall Replacement (Health Sciences Building)

Santa Ana College



Current Capital Projects

Russell Hall Replacement (Health Sciences Building)

Santa Ana College

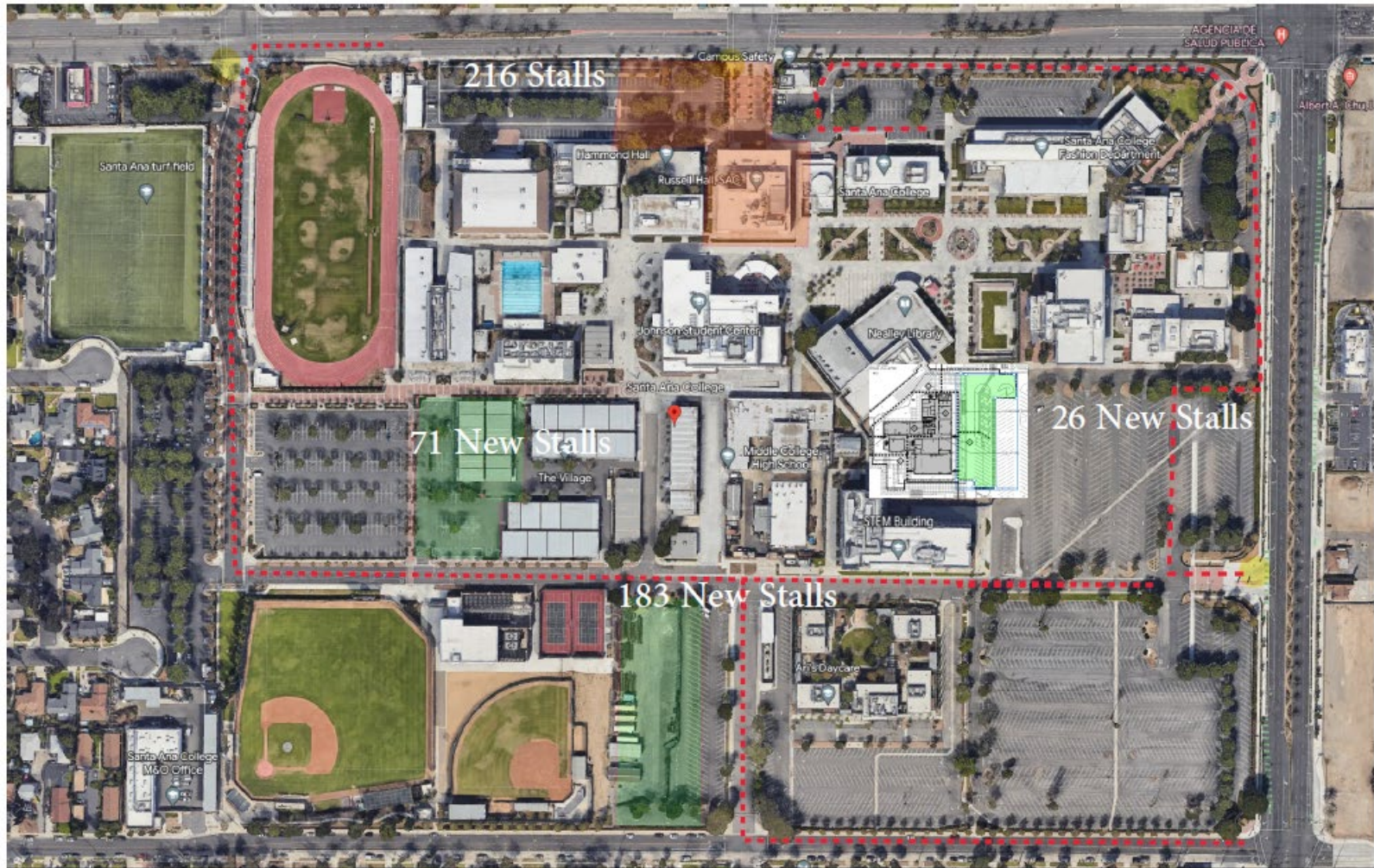


Current Capital Projects

Russell Hall Demolition Logistics Plan

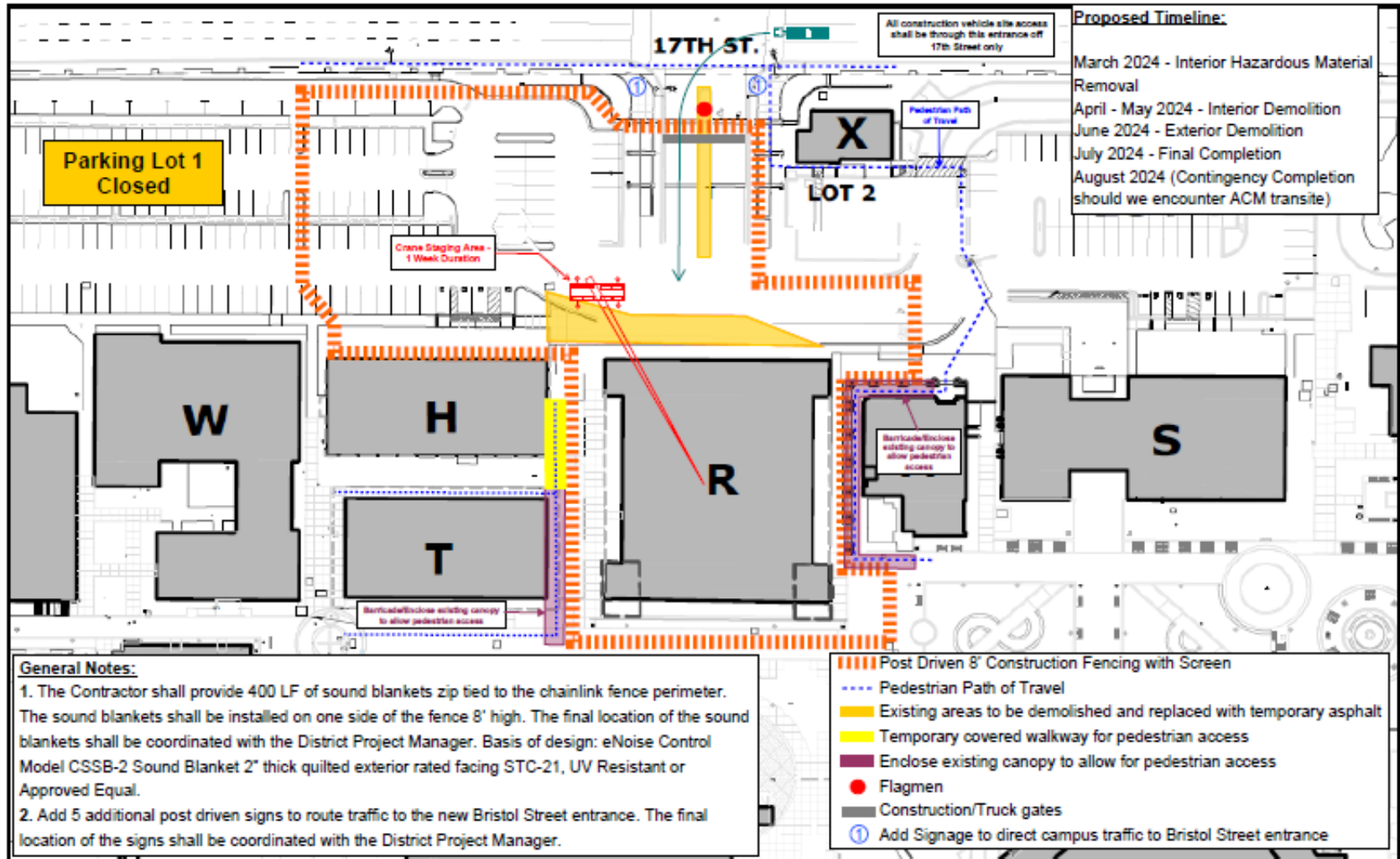
Santa Ana College

SANTA ANA COLLEGE RUSSELL HALL DEMOLITION LOGISTICS



Current Capital Projects

Russell Hall Demolition Logistics Plan



Russell Hall Demolition Logistics Plan

Phase 2 - Option C R1 Phase 2 - 3/1/2024 to 7/31/2024

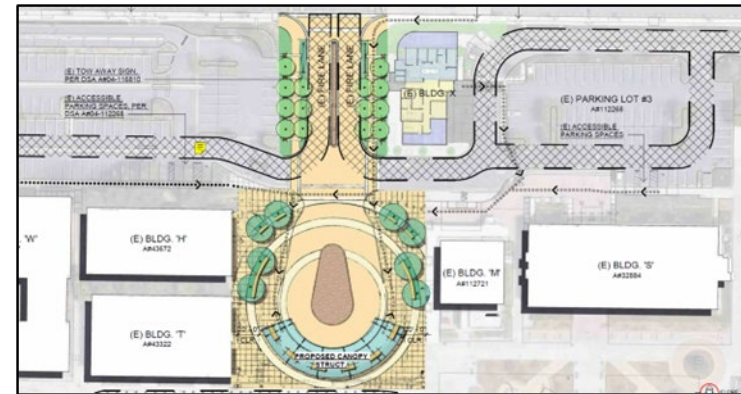
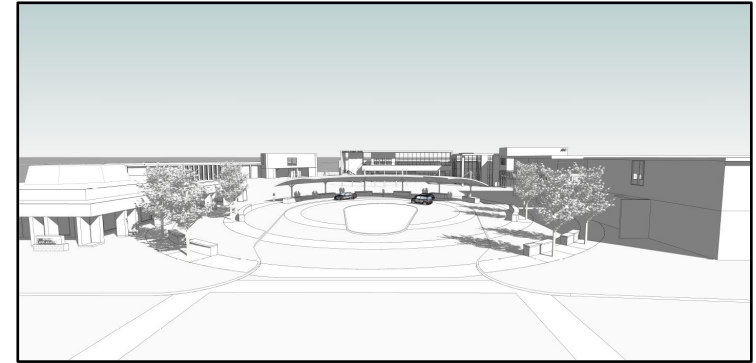
Current Capital Projects

Campus Entrance Improvements

Santa Ana College

Project Summary:

- ▶ Campus Entrance Improvement project Phase 1 is scheduled to start upon completion of Russell Hall Demolition project anticipated September 2024. Project objectives include traffic congestion reduction, improve pedestrian and vehicle circulation, remove accessibility barriers, increase bus/ride-share drop-offs, and improve the campus front entry.
- ▶ In an effort to minimize college impacts and provide flexible construction budget options, project will be phased into three (3) phases.
- ▶ Phase 1: front entry renovations, softscape and hardscape improvements, introduction of a new “hairpin” vehicular turn, shade structure and front entry plaza improvements.
- ▶ Phase 2: Parking Lot # 1 renovations with hardscape and softscape improvements and increased parking stall counts.
- ▶ Phase 3: Parking Lot # 3 and # 4 renovations with hardscape and softscape improvements, increased parking stall counts, increased drop-off areas, and dedicated ride-sharing areas.
- ▶ All phases will improve traffic and pedestrian circulation & safety, and remove accessibility barriers.



Current Status:

- ▶ In DSA review
- ▶ Coordinating construction phasing/logistics

Budget:

- ▶ \$5.3 million for Phase 1 only (under review)

Current Capital Projects Santa Ana College

Project	Status	Estimated Budget
Barrier Removal Signage/Wayfinding (Exterior)	Project has been completed and will be removed from future updates.	\$356,863

Current Capital Projects Santa Ana College

Project	Status	Estimated Budget
Parking Lot 9 Improvements	The project is expected to be completed by February 2024 and the lot reopened before the start of the Spring semester.	\$935,900



Current Capital Projects

Secondary Projects

Santa Ana College

Project	Status	Estimated Budget
Health Sciences Building Secondary Projects	<p>The secondary projects are ongoing. Status of each of the projects:</p> <ul style="list-style-type: none">-Stairwell flooring (completed)-Window shades and bathroom accessories revisions (completed)-Added card readers at two locations (completed)-Interior and exterior signage revisions (bidding)-Building automation minor revisions (scope development)	\$150,000

Current Capital Projects Reconfigurations & Restoration Santa Ana College

Project	Status	Estimated Budget
Temporary Village (TV) Phase 5A Fashion & Others	DSA approved the construction plans and the project is in the bid phase. Bids are due February 20, 2024.	\$1,171,000
Building S - Safety Key Room	The Notice of Completion was approved by the Board of Trustees on December 11, 2023. This project will be removed from future updates.	\$245,924

Current Capital Projects Planning Activities Santa Ana College

Project	Status	Estimated Budget
Centennial Education Center Redevelopment	The joint City and District Work Group selected option 1 - Arcade as the preferred option for redevelopment. This option has the possibility of offering 4,500-5,000 s.f. of joint-use space envisioned to accommodate 250+ people to host large meeting events. The study's final draft which includes financial considerations and a total cost of ownership analysis is under review.	\$279,435 (Study Only) \$1 million Improvement Contribution



Current Capital Projects Planning Activities Santa Ana College

Project	Status	Estimated Budget
Bristol & 17th Street Property, Site Master Planning Study	The final Feasibility Planning Study for the site was completed and transmitted to Santa Ana College on August 28, 2023. The final study includes a total cost of ownership analysis/business plan for the educational plan scenarios and the FTES goals as well as cost reduction alternatives. Several program scenarios were developed with a Classroom, Kitchen Lab, Baking Lab, Pastry/Confectionary Lab, Multipurpose/Demo Lab, Dining Room, Café, Faculty Offices, and support spaces.	\$288,000 (Study Only)



Current Capital Projects

Orange Education Center Site Remediation & Redevelopment

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:

- ▶ The Air Quality Management District has approved a revised permit. The M&O contractor will restart the equipment and continue site remediation in February 2024.
- ▶ Exploring various development options.
- ▶ Considering potential short-term lease of site during remediation.

Budget: Under Review

\$25 million remaining in Budget

- ▶ Incurring ongoing remediation and interim housing lease costs

Current Capital Projects

Campus Entrance Improvements Phase 1

Santiago Canyon College

Project Summary:

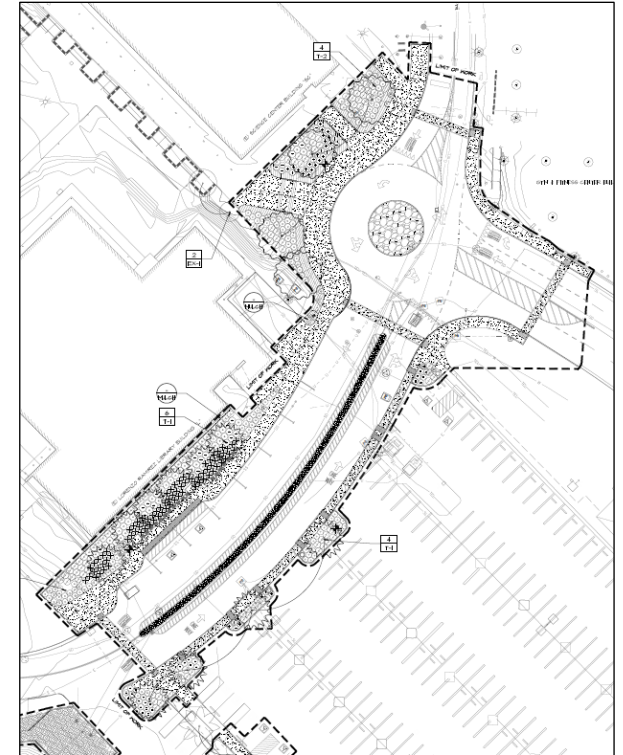
- ▶ Project is a result of the Blaser Settlement to correct path of travel slope deficiencies in and around the quad adjacent several building locations, the front campus entrance and access from the public right of way and nearest bus stop, including areas around the fountain.
- ▶ Phase 1: construction 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 project is delayed due to unforeseen underground conflicts. Schedule under review.
- ▶ 88% construction complete. Working on the last phase of the project (Phase 1D).
- ▶ Forms for sidewalks, curb and gutter will be installed.

Budget:

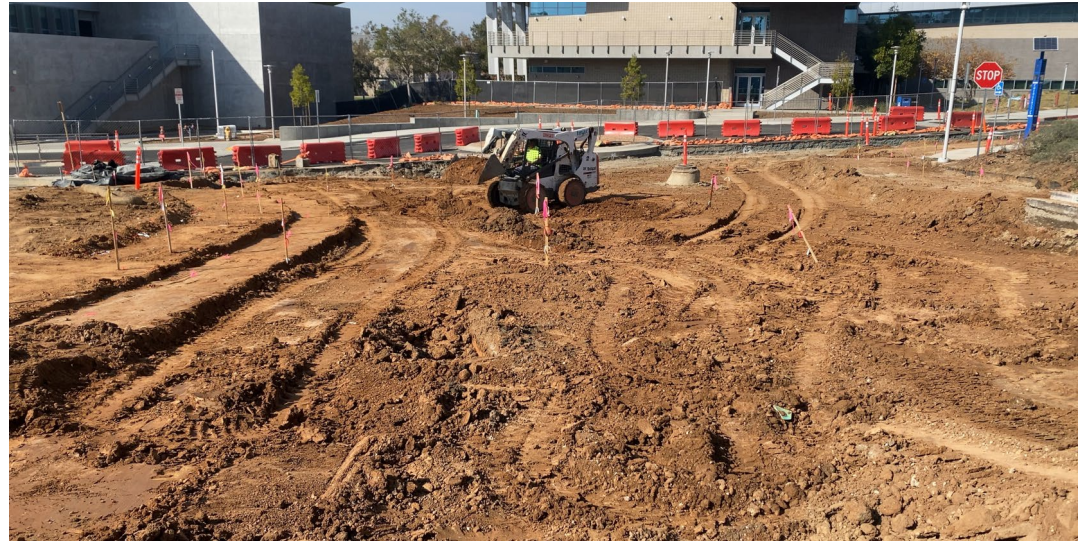
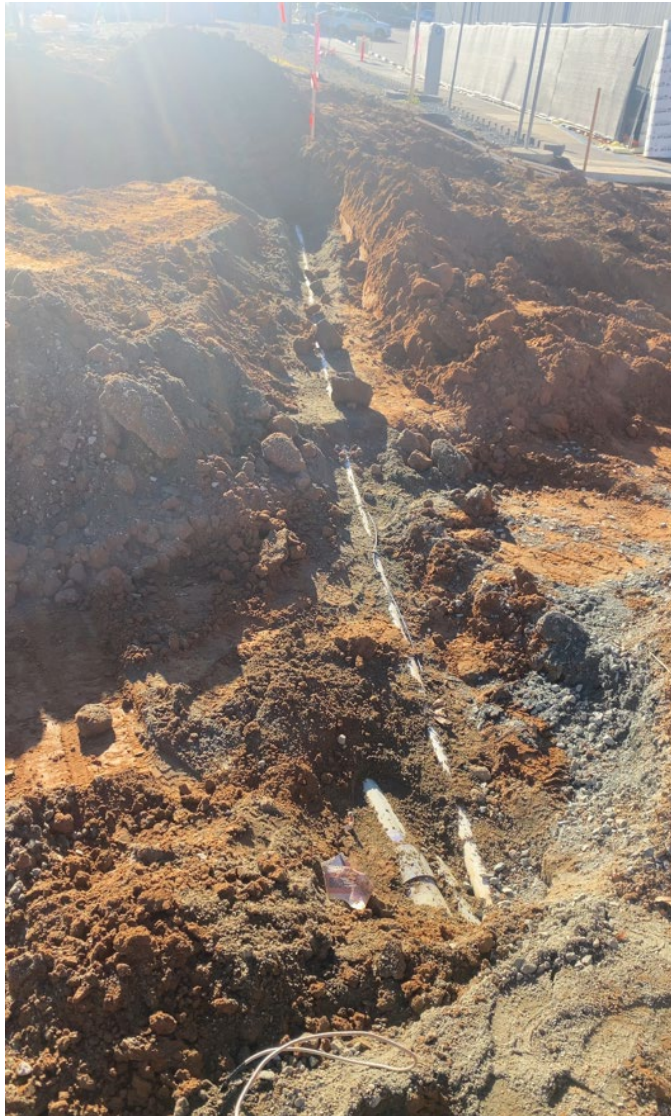
- ▶ \$4.1 million (under review)



Current Capital Projects

Campus Entrance Improvements Phase 1

Santiago Canyon College



Current Capital Projects

Campus Entrance Improvements Phase 1

Santiago Canyon College



Current Capital Projects

Campus Entrance Improvements Phase 1

Santiago Canyon College



Current Capital Projects

Campus Entrance Improvements Phase 1

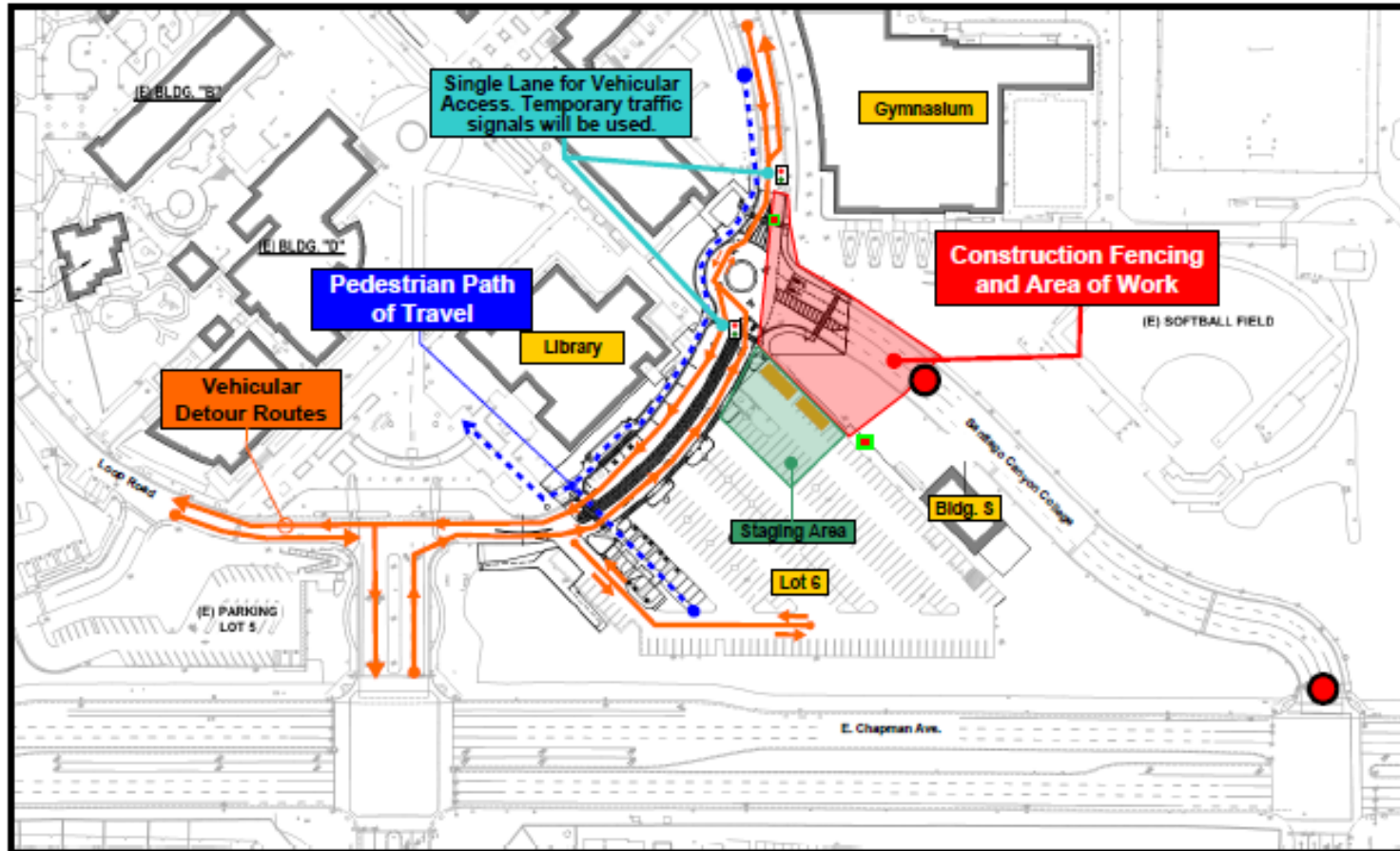
Santiago Canyon College



Campus Entrance Improvements Phase 1D

Traffic Route Plans

Tentative Dates: January 6, 2024 through Mid-March 2024



Current Capital Projects

Campus Entrance Improvements Phase 2

Santiago Canyon College

Project Summary:

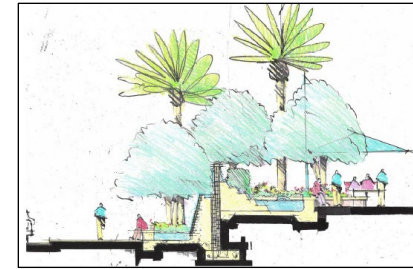
- ▶ Project is a result of the Blaser Settlement to correct path of travel slope deficiencies in and around the quad adjacent several building locations, the front campus entrance and access from the public right of way and nearest bus stop, including areas around the fountain.
- ▶ Phase 2: path of travel 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:

- ▶ DSA approval anticipated Spring 2024 (under review)
- ▶ Coordinating logistics plan with the campus
- ▶ Working on a contractor prequalification process
- ▶ Target out to bid Summer 2024 (under review)
- ▶ Target construction Fall 2024 (under review)

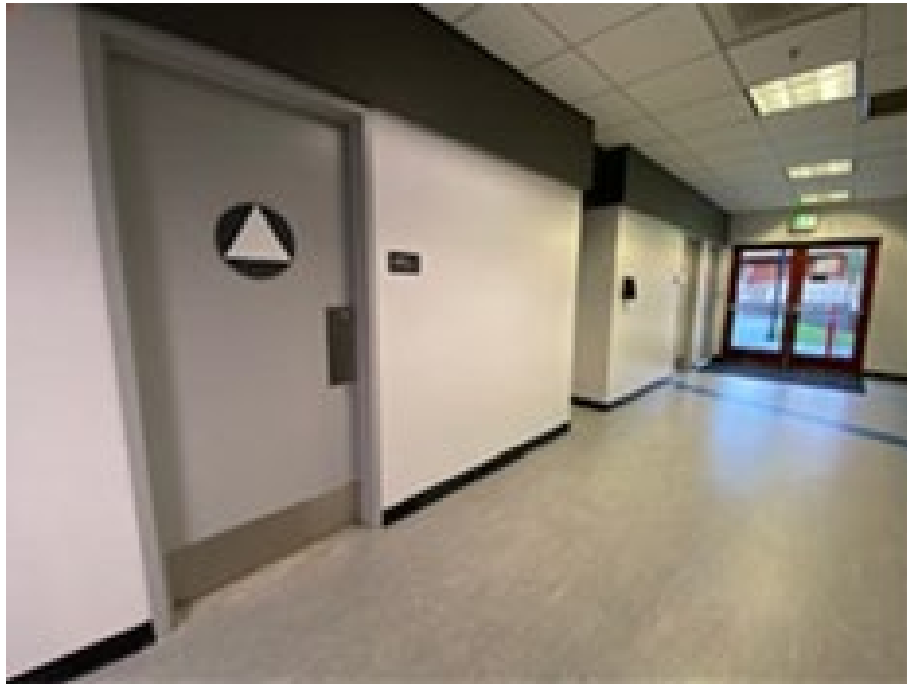
Budget:

- ▶ \$12.7 million (under review)

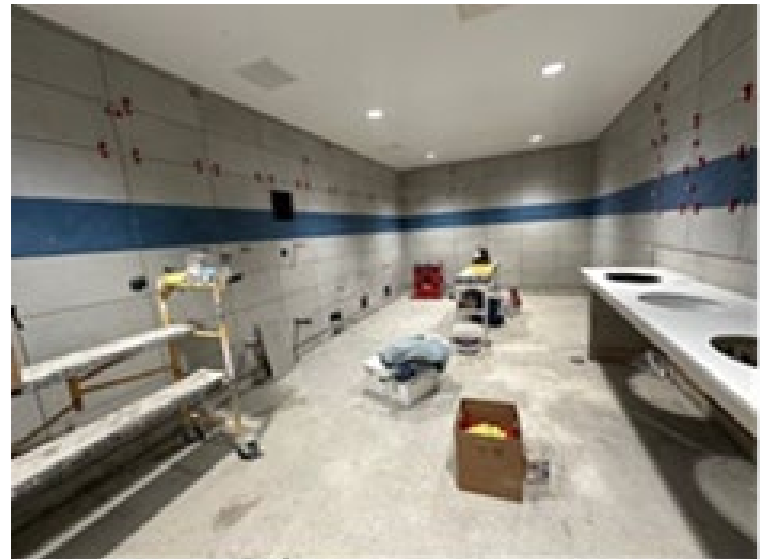
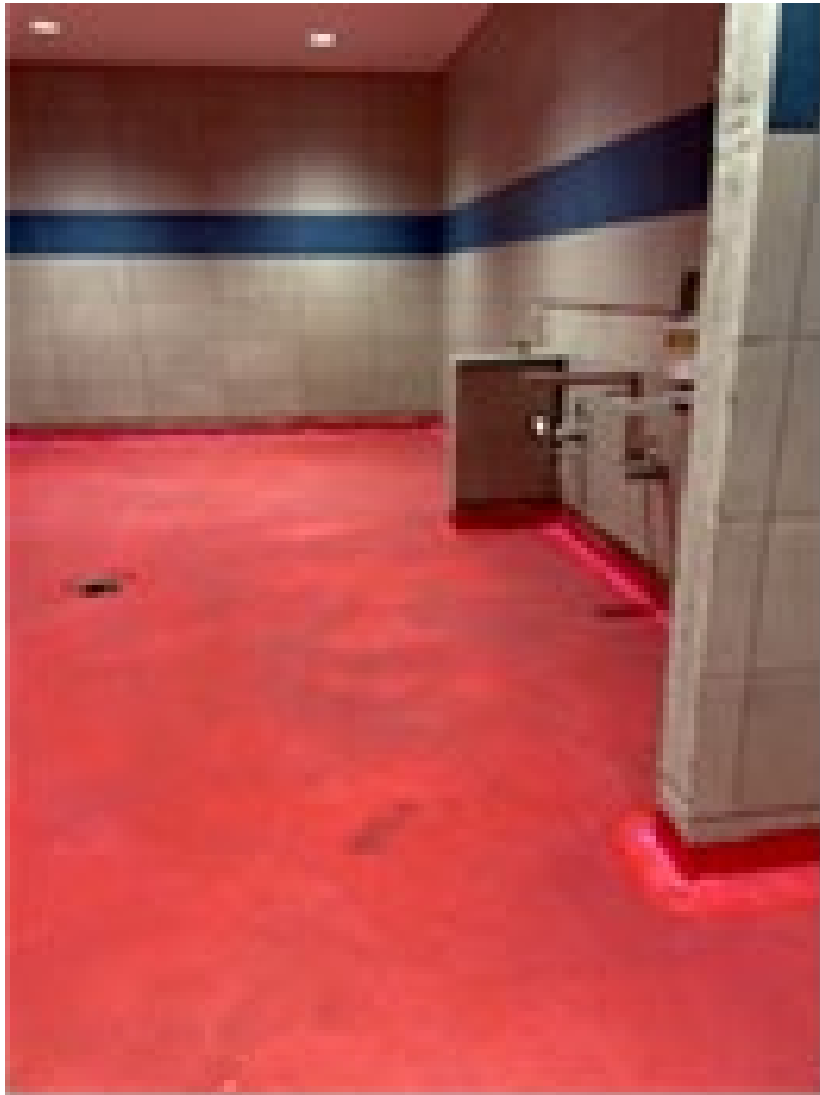


Current Capital Projects Santiago Canyon College

Project	Status	Estimated Budget
Building D Restroom Renovations (Multi-User & Single User)	95% construction complete. The 1st floor single-user restrooms and 2nd floor multi-user restrooms are completed. Continue with 1st floor multi-user restrooms.	\$1,234,266



Current Capital Projects Santiago Canyon College



Current Capital Projects Santiago Canyon College

Project	Status	Estimated Budget
Soccer Path of Travel (POT) & Seating Repairs	DSA review ongoing.	\$150,000

2022-2023 Scheduled Maintenance (SM23) Projects

State Allocation

- ▶ Allocation for Scheduled Maintenance and Instructional Equipment from the State is \$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 is \$128,753. The allocation is \$87,553 for SAC and \$41,200 for SCC. All funding for 23/24 is to be utilized for SM 23 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



2022-2023 Scheduled Maintenance (SM23) Santa Ana College Projects

Project	Status	Estimated Budget
CEC Improvements	HVAC conditions assessment on-going. Continue planning and scope development.	\$1,200,000
CEC Roofing Repairs	Structural assessment site visit completed. Developing roofing scope of work details.	\$600,000
Fire Systems & Code Repairs	100% construction documents underway. Start pre-construction and logistics review coordination with the college.	\$2,087,553
Bldg E Pool Equipment Replacement	Planning phase. Developing RFP to retain pool consultant.	\$700,000
Bldg E Pool Resurface	Planning phase. Developing RFP to retain pool consultant.	\$470,000

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

Project	Status	Estimated Budget
Bldg T ADA Sidewalk Repairs	Scope development.	\$400,000
Fire Systems & Code Repairs	100% construction document. Pre-construction and logistics coordination with the college.	\$1,041,700
Bldg D HVAC	Bid Phase. Bids were due January 30, 2024 and are under review. Pre-construction will start in April 2024.	\$150,000
Bldg G Mechanical Insulation Repairs	Scope development.	\$120,000

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

Project	Status	Estimated Budget
SC Air & Vacuum Systems	Scope development.	\$150,000
Bldg D Entrance Auto Door Replacement	Scope development.	\$60,000
Bldgs D, E, H & SC Lockset Repairs	The legacy access control software (Kantech) will be updated to the latest version in March 2024. ADA sensors will be added to multiple swing-type automatic doors at the Science Center which is currently in the scope development phase.	\$110,000
Bldgs A & B Siding Repairs	Scope development.	\$150,000

2022-2023 Scheduled Maintenance (SM23) District Operations Center Projects

Project	Status	Estimated Budget
Fire Systems & Code Repairs	100% Construction Documents is underway. Start pre-construction and logistics review. The project will go out to bid in February 2024.	\$116,000
Plumbing Repairs	Scope development.	\$125,034
HVAC VAV Valve Replacement	Continue with scope development.	\$300,000



2021-2022 Scheduled Maintenance (SM22) Santa Ana College Projects

Project	Status	Estimated Budget
Buildings G, H, & W HVAC Replacement	Project combined with Buildings L, T & X HVAC & Roof Replacements. Finalizing 100% construction documents. Coordinating logistics and temporary cooling with the college. The project will go out to bid in February - March 2024.	\$2,435,500
Barrier Removal Campus-wide	Scope development.	\$200,000
Buildings L, T, & X HVAC & Roof Replacements	Project combined with Buildings G, H, & W HVAC Replacement. Finalizing 100% construction documents. Coordinating logistics and temporary cooling with the college. The project will go out to bid in February - March 2024.	\$2,700,323



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

Project	Status	Estimated Budget
CDC Repairs	Construction is scheduled to start in February 2024.	\$100,000
Buildings A & B Air Handler	Notice of Completion was approved by the Board of Trustees on December 11, 2023.	\$400,000

2021-2022 Completed SM22 Projects Santa Ana College

Project	Status	Expended Amount
Buildings F, I, & J Roof Replacement	Completed.	\$1,904,340

2021-2022 Completed SM22 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.	\$2,727,175
Building G Pool Repair	Completed.	\$420,740

2019-2020 Scheduled Maintenance (SM20) Santa Ana College Projects

Project	Status	Expended Amount
Campus-wide Drinking Fountains	Notice of Completion was approved by the Board of Trustees on December 11, 2023.	\$160,000

2019-2020 Completed SM20 Projects Santa Ana College

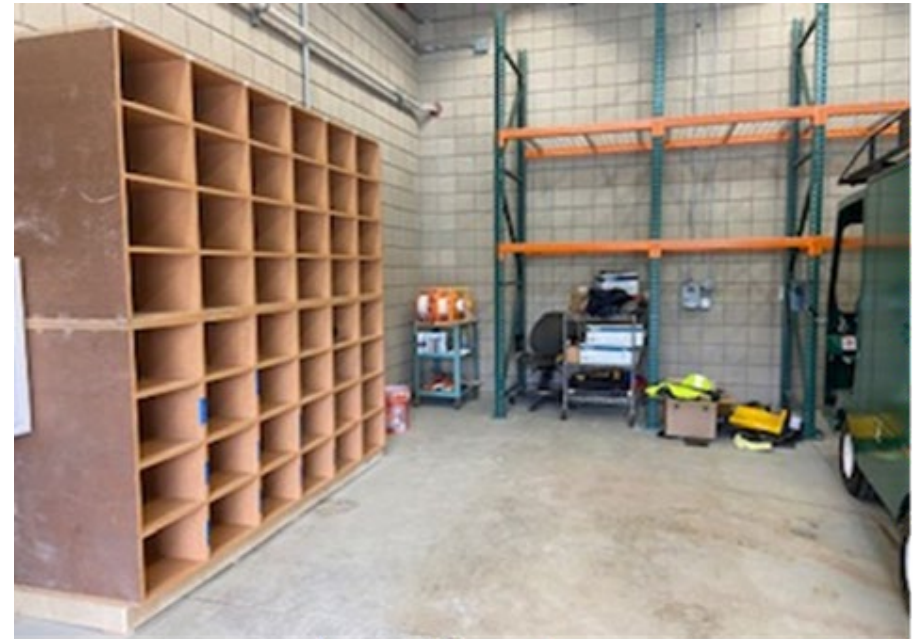
Project	Status	Expended Amount
Water Conservation Irrigation Controller Upgrade Phase 2	Completed.	\$87,125

Facility Modification Requests Santa Ana College Projects

Project	Status	Estimated Budget
G106 & G107 Modifications	Notice of Completion was approved by the Board of Trustees on December 11, 2023. This project will be removed from future updates.	\$200,000
MCHS Phase 2 Roof Replacement	The Phase 1 roof repairs have been completed. The Phase 2 roofing replacement project is in the bid phase and bids are due February 7, 2024.	\$685,000

Facility Modification Requests Santiago Canyon College Projects

Project	Status	Estimated Budget
M109 Restoration	Construction is complete. Furniture procurement is underway.	\$99,000



Blaser Settlement

Blaser Settlement deficiency items completed to date:

- ▶ 379 out of 418 exterior (91%) deficiencies have been corrected and 202 completed out of 241 items for interior (84%).
- ▶ Overall, the Blaser Settlement barrier corrective items are 89% complete.
- ▶ Multiple projects are currently in various phases of planning, design and construction.

Current Test Pilots Access Control & Key Projects District-Wide

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. Test pilot of the key inventory and distribution software continues.	\$96,000
SCC Buildings D & H	Received DSA approval. Construction is currently unfunded.	\$3,225,787 (under review)
DO	Pre-construction activities has begun for the DO rekey project.	\$391,160 (under review)

- ▶ Revisions to the AR 3501 are under review. [Work Group meeting to be scheduled.](#)



District-Wide Planning Sustainable Master Plan Update

- ▶ Staff is reviewing the 2015 Sustainability Master Plan goals and objectives to prepare for an update to the plan.
- ▶ Due to evolving State goals and priorities the District is reviewing the feasibility and impact of alignment with the State's plan.
- ▶ This information will assist the Sustainable RSCCD Committee and work group in shaping the Plan's update.
- ▶ The workgroup kicked off its plan update efforts and have met on:
 - ▶ May 2, 2023
 - ▶ June 2, 2023
 - ▶ September 1, 2023
 - ▶ October 6, 2023
 - ▶ **December 1, 2023**



Summary of On-Going Planning Activities

- ▶ CEC Redevelopment Site Master Planning Study
- ▶ Alternatives to leased spaces for the OEC
- ▶ 2024 Addendum to the 2022 Facilities Master Plan Update