

Physical Resources Committee

Meeting of October 4, 2017

1:30 p.m.

Executive Conference Room – District Office

Attendees: Michael Collins, Nilo Lipiz, Arleen Satele, Victoria Williams, Peter Hardash, Carri Matsumoto, Adam O'Connor, Darryl Taylor, Diane Hill and Diana Gutierrez.

Minutes

Call to Order: Mr. Hardash called the meeting at 1:30 p.m. and attendees introduced themselves.

Agenda item: Measure Q and Scheduled Maintenance Projects Update – dated October 6, 2017

Discussion: Ms. Matsumoto provided the committee with an overview of the following projects:

Measure Q:

- Central Plant and Infrastructure: The project is 80% complete. All exterior landscape is going in and the project should be closed out in January 2018.
- Johnson Demotion: The project is in the bid phase right now. This is a dual phase demolition project. Target interior demolition October 2017. Target exterior demolition winter 2017 through Spring 2018.
- Johnson Student Center: Project is in the third phase of design and is being prepared for DSA submittal in January 2017 to finalize the design package. Budget is being reviewed because it is currently deficient and a budget adjustment will probably be recommended at the end of the calendar year to increase the budget.
- Science Center & Building J Demolition: This project is currently out to bid and is a lease lease-back construction delivery method. There are four prequalified general subcontractors. There were over 250 RFIs (requests for information). Target Board award of contract is November 13, 2017. Goal is start work in December beginning with the immediate demolition of Building J. Target occupancy is Spring of 2020.
- Parking Lot at 17th and Bristol Street: Project is on hold. Space will be utilized as overflow parking for contractors for both the Science Center and Johnson Student Center.
- Overall Budget History: There are no changes since last report.

Ms. Matsumoto also reviewed the following:

- Scheduled Maintenance: There is a new allocation of scheduled maintenance funding for this year. For the 2017-2018 year, known as scheduled maintenance 18 projects, at SCC there is an allocation of \$1.3 million and an additional contribution from Fund 13 of \$628,000, all to be allocated to barrier removal projects. For scheduled maintenance year 17 projects, a lot of that work is underway or scheduled. The majority of scheduled maintenance 16 projects have been completed or are in close-out phase and will be removed from future updates.

Current Capital Projects:

- Relocations at SAC: A lot of these have been completed or will be completed shortly.
- The Russell Hall Replacement (Health Sciences Building is a new project and the state is funding half of it, roughly about \$20 million. The old Russell Hall Building needs to be demolished and a new Health Sciences Building will be built. The District will have to adhere to a strict state process and guidelines. No changes are allowed to square footage and/or programs.
- Chavez Hall Renovation at SAC: Currently developing scope of work.

- Digital Media Center 2nd Floor Slab Repairs: Scope of work is being developed to even out the unevenness of the deflection on the 2nd floor.
- Barrier Removal at SAC: Working on improving the parking lot path of travel.
- CEC Mural at SAC: Project is on hold.
- All Call Fire Alarm at SAC: Project will be taken care of after the Central Plant project.
- Orange Education Center Building Certification: Preparing a second work plan to the Orange County Health Care Agency (OCHCA) for additional subsurface soil testing. Mr. Hardash informed the committee that the Orange Education Center property is not for sale and will not be used by the county to turn it into a homeless shelter. The budget allocated to the project will be corrected to \$33.53 million.
- U Portables Certification at SCC: Wrapping up this project.
- LRC Drywall Repairs at SCC: Scope of work is being developed.
- Chapman Site/ ADA Improvements: Project is substantially complete.
- Barrier Removal Projects at SCC: This will be an on-going activity for several years.
- S Portables Removal at SCC: Bid review has been completed and ready to award this project as an informal bid.
- Safety & Security Office at SCC: This is a new project to provide new portables for Campus Safety.
- Roof Replacement at DO: Bids are under review.
- ADA Parking Lot Improvements at DO: Project is on hold, pending DSA approval.
- Security Emergency Door Lockdown: Currently looking at different devices for a short-term solution. Devices may be installed in October.
- District-Wide Emergency Blue Phone & ADA Path of Travel: Project has been DSA approved, working to procure 48 emergency blue phones.
- Door Hardware and Access Control: The District desires to implement an automated access control system across all facilities district-wide and will develop two request for proposals for this project.
- Prop 39 Projects – Year Four: Energy Management Systems (EMS) upgrade at SAC (15 buildings) including DMC and SAC OCSRTA. Work is currently in progress. This project will dovetail nicely with the Central Plant project that has energy management controls for buildings. Once this project and the Central Plant project concludes, all the district facilities will be under a new energy management system.
- Prop 39 Projects – Year Five: LED lighting conversion at SAC, SCC, DMC and SAC OCSRTA. Getting ready to bid on this project and just waiting for the Form B Funding application from Southern California Edison.
- Potential Future Increases to Construction Costs: When there are natural disasters, there is usually latent escalation too and can have a local impact to the construction market such as material and supply shortages, low bidder turnout and higher construction costs.

Agenda Item: Measure Q - Series B Sale Timeline

Discussion: Mr. Hardash reviewed the Series B financing timetable. Series B bonds are anticipated to total approximately \$70,000,000 to cover the Measure Q projects for the next few years. The pre-pricing discussion on the Bonds will begin on January 9, 2017. Money should be deposited into bond account around February 1, 2017.

Agenda Item: Review Committee Purpose Statement

Discussion: Mr. Hardash reviewed the purpose statement of the Physical Resources Committee that Ms. Mastumoto came up with. Ms. Satele suggested adding “and sustainable” to the statement and Ms. Matsumoto said Nga asked to remove “for students” from the statement.

The new statement should read: The Physical Resources Committee supports the district and colleges by coordinating and overseeing capital outlay construction and scheduled maintenance projects that align with the facilities master plans to provide for a safe and sustainable environment and to protect district property.

Mr. O'Connor made a motion, seconded by Dr. Collins and approved unanimously.

Agenda Item: Sustainability Plan

Discussion: There was no update from the Sustainability Committee. Ms. Matsumoto said upcoming goals for the year were discussed. The committee is on a two year cycle to do an annual update and working on collecting data. Looking at having Linda Melendez attend an upcoming meeting to discuss the waste-hauling and recycling efforts. Committee is looking for more members. Dr. Collins said updates are due December 2017. <http://rscdd.edu/Discover-RSCDD/Pages/Sustainable%20RSCDD%20Committee.aspx>.

Agenda Item: Measure E and Measure Q Financial Summaries

Discussion: Mr. O'Connor reviewed the project cost summaries for both Measure E and Measure Q and said they were the same from the PRC E-mail from last month. This will be the last time we see the Measure E summary because it is completely closed out.

Mr. Hardash said tonight will be the last Measure E Citizens' Bond Oversight Committee Meeting.

Agenda item: Campus Facilities Meetings Update

Discussion: Meeting Minutes were distributed from the SAC Facilities Committee meeting of April 18, 2017 and May 17, 2017 and the SCC Facilities Committee meeting Minutes from the April 4, 2017 and May 18, 2017 meetings. There were no questions or comments from the committee.

Agenda item: Meeting Minutes – April 5, 2017 and May 3, 2017

Discussion: Mr. Hardash called for a motion to approve the PRC Minutes of the April 5, 2017 and May 3, 2017 meetings. Ms. Satele made a motion, seconded by Dr. Collins and approved unanimously.

Agenda item: Future Meeting Schedule

Discussion: The next scheduled meeting is on Wednesday, November 1, 2017 at 1:30 p.m. in the Executive Conference Room, District Office.

Adjournment: Mr. Hardash called for a motion to adjourn the October 4, 2017 PRC meeting. Dr. Collins made a motion, seconded by Mr. Taylor and approved unanimously to adjourn at 2:52 p.m.