

# Physical Resources Committee

Meeting of November 4, 2020

1:30 p.m.

Zoom Meeting

**PRC Members Present:** Carri Matsumoto, Darryl Taylor, Adam O'Connor, James "Marty" Rudd, Arleen Satele, Christine Gascon, Bart Hoffman, Alex Taber, Michael Turrentine, Dane Clacken, Binh Dau, Max Newman, and Bryan De La Torre

**PRC Members Absent:** Mario Gaspar, Beth Hoffman, Ambar Nakagami, and Monica Zarske

**Guests Present:** Kelvin Leeds

## Minutes

**Call to Order:** Mr. O'Connor called the meeting to order at 1:33 p.m. and attendees introduced themselves.

**Agenda item:** Meeting Minutes – September 2, 2020

**Discussion:** Mr. O'Connor called for a motion to approve the PRC Minutes of the September 2, 2020 meeting. Ms. Matsumoto made a motion, seconded by Mr. Taylor and approved by the committee except Mr. Taber abstained since he was not at the September 2, 2020 meeting.

**Agenda item:** Physical Resources Committee Purpose and Responsibilities

**Discussion:** Ms. Matsumoto shared the Physical Resources Committee Purpose and Responsibilities and edits made to it that will be sent to Nga Pham to update the District's strategic plan. The responsibilities include review plans related to district and college physical resources including facilities, equipment, land and other assets. Assess the effective use of physical resources. Review the following:

- Five-Year State Annual Capital Construction Plan
- State Capital Outlay projects
- Local bond projects
- Five-Year Annual State Scheduled Maintenance Plan
- Facility Master Plans
- Hazardous Mitigation Plans as needed
- Ancillary costs related to new construction as needed

**Agenda item:** Physical Resources Committee Membership

**Discussion:** Ms. Matsumoto shared that membership has increased and we have student participation. Attendees introduced themselves while the committee reviewed the current membership. Christine Gascon will be taking the place of Patricia Alvano and Ambar Nakagami will be the co-chair of the committee. Mr. O'Connor called for a motion to approve the current PRC Membership. Ms. Satele made a motion, seconded by Mr. Hoffman and approved by the committee unanimously.

**Agenda item:** Measure Q, Scheduled Maintenance, Capital and Prop 39 Projects Update – dated September 2, 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 to exterior metal panel reinstallation and ongoing corrective work due to failed window water intrusion testing. It has been discovered that there is a defective sealant that is not adhering around all the windows which would cause future water leaks into the building and damage the interior/exterior creating long term problems. Approximately, 117 windows are on the building that are impacted by this condition. The interior of the building is almost complete and looking good. The new Target occupancy is Summer 2021 for Fall 2021 semester classes.
- Johnson Student Center & Demolition: The project has had a delay due to elevator dimension conflicts on the second floor but overall is making good progress in construction. Target occupancy is Summer 2021. Installation of metal panels, tile, expansion joint and decorative wall panels on the building exterior has been completed. Installation of AV equipment, casework, tile, fire alarm devices, ceiling tile, doors, hardware, crash rail and plumbing fixtures in the building interior has been completed. The budget is \$60 million and is currently deficient by \$801,778.

Current Capital Projects:

- SAC Russell Hall Replacement (Health Sciences Building): This is a state funded project and bids are currently under review. Award of construction contract is contingent upon approval needed by the State Chancellor's Office. 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. In an effort to minimize college impacts and provide flexible construction budget options, the project will be phased into three (3) phases. Phase 1 will consist of front entry improvements off of 17<sup>th</sup> Street, softscape and hardscape improvements, the introduction of a new "hairpin" vehicular driveway with a drop-off, and front entry plaza improvements. Phase 2 will consist of Parking Lot 1 improvements along with hardscape and softscape improvements and increased parking stalls. Phase 3 will consist of improvements to Parking Lots 3 and 4 along with hardscape and softscape improvements, increased parking stall counts, reconfigured drop-off areas, and dedicated ride-sharing areas. All phases will improve traffic and pedestrian circulation & safety, and remove accessibility barriers. Multiple options were presented to the College Work Group and Option F was selected as the desired option. Cost estimating work is underway. The budget is \$5.3 million for Phase 1 only.
- Building A First Floor Reconfiguration: The campus informed us that they may not want to move forward with these relocations due to the cost and this project is on hold. There are about nine relocations of groups that need to occur as a result of secondary effects related to the demolition of Russell Hall. The estimated budget is \$5 million for this project.

- 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.
- Building B Relocation and Restoration: At the completion of the Johnson Student Center, MCHS will need to move back in the Building B where the college currently hosts additional adult education classes. The Adult Education classes from Building B also need to be relocated on campus.
- 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. The bid schedule is under review.
- SAC Parking Ticket Kiosks: The project is preparing for the bid phase.
- Northgate Proposal for Student Housing (4th & Minter Streets): Brailsford& Dunlavey was selected as the consultant to assist the district and college in conducting a feasibility study to determine the viability and opportunity to develop the proposed site at 4th& Minter Streets. Work group meetings, focus group meetings and a student survey occurred in October. The feasibility study is anticipated to be completed by the end of the calendar year.
- Centennial Education Center (Capital Improvement Contribution & Future Redevelopment): An internal campus and district work group is being developed to discuss potential proposals for improvements to the site in the amount of \$1 million as per the terms of the newly approved lease agreement in May 2020 prior to setting up a meeting with the City. Options continue to be explored internally during the months of October and November as there are several ideas and scopes of work being investigated as feasible proposals that could benefit both the College and City. Additionally, an RFQ/RFP is currently being developed to hire a third-party consultant to undertake a feasibility study to determine the opportunities and options for development on the site.
- Bristol & 17th Street Property: An RFQ/RFP is currently being developed to hire a third-party consultant to undertake a feasibility study to determine the opportunities and options for development on the site. An internal campus and district work group is being developed to discuss potential proposals for improvements for the site.
- SCC Orange Education Center Building Certification: The remediation action plan was recently approved by the Orange County Health Care Agency in July 2020 which includes a proposed design remediation system of both a combination of horizontal and vertical vapor extraction well systems to address the subsurface soil vapor contamination on site. 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 under review for constructability and will move into the bidding phase at the end of the year through the new year, with construction of the underground system commencing spring/summer 2021. Design options for

redevelopment of the site will reconvene and is currently under review. Meetings with the Work Group commenced in October.

- SCC Campus Entrance Improvements: This project was a result of the Blaser Settlement in having to correct slope deficiencies. 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 design development for Phase 1.
- 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. The bid schedule is under review.
- DO ADA Parking Lot Improvements: This project is still in planning and will be completed in phases.
- District-Wide Emergency Blue Phone & ADA Path of Travel: Construction is underway at CEC.
- District-Wide Electronic Access Control & New Key Distribution Procedures: A request for qualifications/request for proposals for architectural and engineering design services is underway for the next following test pilot locations: 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 project has been approved by DSA and is currently in the bid phase.
- 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 Broadmoor Trail Repairs: The project was approved by DSA and the award of bid is anticipated for approval by the Board of Trustees at an upcoming meeting.
- SM 18 SCC Barrier Removal Phase 4C Parking Ticket Kiosks: The project is preparing for the bid phase.
- 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.
- 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.
- 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 Restroom 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 November 18, 2020. <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 94% spent or encumbered.

**Agenda item:** Campus Facilities Meetings Update

**Discussion:** Meeting Minutes were distributed from the SCC Facilities Committee meetings from May 18, 2020 and September 21, 2020. Ms. Satele noted the return to work plan was the focus of their last meeting. Meeting minutes were distributed from the SAC Facilities Committee meeting from May 19, 2020 and September 15, 2020.

**Agenda item:** Future Meeting Schedule

**Discussion:** The next scheduled meeting is by e-mail only on February 3, 2021 and the next scheduled in-person or Zoom meeting is on Wednesday, March 3, 2021 at 1:30 p.m.

**Agenda item:** Other

**Discussion:** Mr. O'Connor noted that Measure Q Citizens Oversight Committee meeting is tomorrow, November 5, 2020. This is the first time the committee will be meeting in over a year since they finally have a quorum.

**Adjournment:** Mr. O'Connor called for a motion to adjourn the November 4, 2020 PRC meeting. Ms. Matsumoto made a motion, seconded by Ms. Satele and approved unanimously to adjourn at 2:49 p.m.