

Physical Resources Committee

Meeting of March 2, 2022

1:30 p.m.

Zoom Meeting

PRC Members Present: Iris Ingram, Carri Matsumoto, Bart Hoffman, Arleen Satele, Joe Melendez, Dane Clacken, Christine Gascon, Shannon Kaveney, Ambar Nakagami, Binh Dau, Michael Turrentine, Monica Zarske, James “Marty” Rudd, Alex Taber

PRC Members Absent: Crystal Bedolla

Guests Present: Kelvin Leeds, Hugo Curiel

Minutes

Call to Order: Ms. Ingram called the meeting to order at 1:32 p.m.

Agenda item: Introductions

Discussion: Attendees introduced themselves.

Agenda item: Meeting Minutes – November 3, 2021

Discussion: Ms. Ingram called for a motion to approve the PRC Minutes of the November 3, 2021 meeting. Ms. Matsumoto made a motion, seconded by Mr. Clacken and approved by the committee except Mr. Hoffman abstained since he was not at the November 3, 2021 meeting.

Agenda item: Physical Resources Committee Membership

Discussion: Ms. Ingram shared the current membership as of 2022 and noted Shannon Kaveney will take the place of Robert Ward and Joe Melendez will be taking the place of Darryl Taylor. There is a vacancy for a faculty representative from SCC and a student representative from SCC. Ms. Ingram called for a motion to approve the current membership and replacement members. Mr. Hoffman made a motion, seconded by Ms. Zarske and approved by the committee except Ms. Gascon abstained since she was late to the meeting and missed the discussion.

Agenda item: Measure Q, Scheduled Maintenance, and Capital Projects Update – dated March 2, 2022

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

Current Capital Projects:

- SAC Russell Hall Replacement (Health Sciences Building): Construction is going very well. Structural steel has been erected. Target occupancy is Spring 2023, but this is subject to change. The demolition of Russell Hall will occur after the new Health Sciences Building is completed.
- SAC Campus Entrance Improvements: The project is in the design development phase to restore the location of where Russell Hall gets demolished.

- SAC Barrier Removal Signage/Wayfinding: Bids were due on January 26, 2022 and one bid was received. The District recommends rejection of all bids due to low bidder turnout and the bid exceeding the budget. The District is re-evaluating the project scope, budget, and bid schedule. The construction market is currently a bit volatile and unpredictable. There is a disruption in the supply chain in construction. There is an escalation and a long lead time for materials and equipment.
- TV Phase 5B 300 Removal & Lot 11: Removal of VL300 portables and restoration of Parking Lot 11 with installation of three electrical vehicle charging stations. This project is in the bid phase.
- Centennial Education Center (CEC) Capital Improvement Contribution Adjacent Site Lease Premises: The City notified the District that on February 1, 2022, the City Council had approved a Land Conversion with the Federal Government. The next step is approval of the lease by the National Park Service.
- Bristol & 17th Street Property, Site Master Planning Study: A working group meeting was held on January 7, 2022. Planning activities continue towards developing potential options for this site.
- SCC Orange Education Center Building Certification: The project is in construction of the underground remediation system (well extraction system). The original completion was anticipated for April 2022, but the schedule is currently under review due to equipment delay. The anticipated start date to use the remediation system is Summer 2022 and the system will need to be used for a minimum of five years.
- SCC Campus Entrance Improvements: The first phase of the project is anticipated for approval by DSA in Fall 2022 and the schedule is under review. The second phase of the project is in the construction document phase.
- SCC Barrier Removal Signage/Wayfinding: Bids were due on January 26, 2022 and one bid was received. The District recommends rejection of all bids due to low bidder turnout and the bid exceeding the budget. The District is re-evaluating the project scope, budget, and bid schedule.
- SCC Erosion Control: The project will add new landscape and irrigation at existing campus safety building to protect from storm water runoff and further site erosion due to undeveloped property. The project will go out to bid at the end of February 2022.
- District-Wide Access Control & Key Projects: The projects will take years to complete.

Scheduled Maintenance:

- The total allocation for Scheduled Maintenance (SM22) projects from the state is \$11,386,817.
 - SAC \$7,284,610
 - SCC \$3,602,207
 - DO \$500,000
- There is a good chance the District will receive another large allocation from the state next year for more Scheduled Maintenance projects.
- SM 19 SAC Barrier Removal Library Restroom Upgrade: The project was completed.
- SM 18 SCC Barrier Removal Phase 4A Bldg D Elevator: The project passed state elevator inspection and reached substantial completion at the end of January 2022. The elevator was re-opened for use.

- Blaser Settlement deficiency items completed to date: 371 out of 418 exterior (89%) deficiencies have been corrected and 198 completed out of 241 items for interior (82%). Overall, the Blaser Settlement barrier corrective items are 86% complete. Multiple projects are currently in various phases of planning, design and construction. Mr. Hoffman asked if the colleges will need to continue contributing funding to the Blaser Settlement extend beyond 10-year time frame. Ms. Matsumoto noted potentially but does not know the answer to that question yet. The District is currently trying to retain legal counsel to review the District's responsibilities in the Settlement.
- SM 22 DO Window Gasket Replacement: A request for proposals for a window and building envelope assessment was solicited. The assessment will provide recommendations and cost estimate for 3 options:
 - Re-glaze existing windows
 - Replace existing windows and exterior doors on 1st floor and leave all other floors for future improvements
 - Replace all windows and exterior doors for all 4 floors

College Facility Master Plan Updates:

- The District is currently engaging in planning activities to update both College Facility Master Plans.
- The SAC and SCC Facilities Committees are the Work Groups to assist the District in facilitating the update to the Facility Master Plans.
- The District has completed over 60 meetings to date as part of this planning effort.
- Based on all of the feedback to date, the District has provided potential costs associated with the Tier 1 major projects.
- The District is working on sequencing scenarios for the Tier 1 major projects.
- A draft Facilities Master Plan Update is currently being prepared.
- Further meetings with the Work Group and other constituent groups are pending and will be scheduled as needed.
- A final update to both College Facility Master Plans is expected in the Spring of 2022.

Agenda item: Sustainability Committee Update

Discussion: Ms. Matsumoto noted the committee continues to focus on the initiative of reducing plastic and paper use across the District. All Physical Resources Committee members were asked to recognize this as the Sustainability Committee's main initiative and to work towards it in all business practices and convey this message to others to help support it. Tips to help reduce paper and plastic use will be posted to the Sustainability's Committee's website. The District's Sustainability Plan will be reviewed and updated in next year or two.

Ms. Satele noted Santiago Canyon College will be hosting their Earth Day event will be held on April 21, 2022 from 10am – 2pm and it will be called Earth Fest.

Mr. Hoffman noted he did not know the exact date for Santa Ana College's Earth Day event called Sustain-A-Palooza yet and thanked Vice Chancellor Matsumoto on her work on the Facility Master Plan Update and all her work in the Sustainability Committee and the Sustainability reports.

Agenda Item: Measure Q Financial Summary

Discussion: Ms. Ingram reviewed the project cost summary for Measure Q and noted the District is at about 96% spent or encumbered.

Agenda Item: Potential Bond Measure in 2022

Discussion: Ms. Matsumoto noted the District has hired a bond polling consultant to gage the temperature of the community and the Board has asked what potential bond projects could be considered. The college Facility Master Plans have Tier 1 and Tier 2 projects. Tier 1 projects are the highest major capital projects with the highest priority from the college's perspective. The Tier 1 projects for Santa Ana College are as follows:

- Applied Technology Center and Parking Structure
 - Total project estimate is \$198,584,134
- Arts and Workforce Building
 - Total project estimate is \$ 158,376,933
- Building A (Chavez) Modernization
 - Total project estimate is \$ 49,546,163
- Centennial Education Center
 - Total project estimate is \$ 73,013,621
- Learning Commons (Library Replacement)
 - Total project estimate is \$136,531,517
 - This project is currently under separate study and qualifies as a State funded project. A Final Project Proposal (FPP) is currently underway in planning with the College Work Group to be submitted to the State as part of the District's Five-Year Capital Construction Plan in June 2022
- Student Services and Welcome Center
 - Total project estimate is \$41,357,906

The Tier 1 projects for Santiago Canyon College are as follows:

- Career and Technical Education Building
 - Total project estimate is \$ 136,981,706
- Center for Academic and Student Achievement Services Building-housing Academic Support, Community Services & Continuing Education, Special Persistence Programs, and Student Life
 - Total project estimate is \$ 75,849,056
- D Building Modernization
 - Total project estimate is \$ 31,978,827
- E Building Modernization to increase and integrate Student Services
 - Total project estimate is \$ 28,074,057
- L Building Modernization to accommodate Student Life and Academic Support
 - Total project estimate is \$ 12,518,931
- New C Building (Child Development and Early Childhood Ed. CTE Program)
 - Total project estimate is \$ 12,444,787

- Science Center Building Modernization for inclusion of Water & Wastewater Technologies
 - Total project estimate is \$ 22,383,528

Both colleges have anticipated sustainable regulatory compliance impacts in the estimated amount of \$35,000,000. On-going changes in the CA Green Code, DSA regulations to reduce green house gas emissions, including State sustainable goals (i.e. all new construction buildings should be LEED Gold) are impacting project costs.

Ms. Ingram noted there is a long process that should be followed when a District goes out for a bond. RSCCD is doing this correctly by updating the Facility Master Plans first to determine what the future capital needs are for each college in the District then use the bond to help facilitate the implementation of those priorities. There are still many steps that need to be taken. The Board needs to decide if a bond measure will be placed on the ballot and needs to make this decision by June if it is to be placed on the November ballot.

Ms. Satele noted she would like to commend Vice Chancellor Ingram and Assistant Vice Chancellor Matsumoto and her department for all their work on the Facility Master Plan update and potential bond measure. Mr. Clacken noted he would like to echo Ms. Satele's comments.

Agenda item: Campus Facilities Meetings Update

Discussion: Meeting minutes were distributed from the SAC Facilities Committee meeting from October 19, 2021 and November 16, 2021. Mr. Hoffman noted the committee has been focused on updating the committee's goals and the college is combining the Facilities Committee and Safety Committee into one committee.

Meeting minutes were distributed from the SCC Facilities Committee meeting from October 4, 2021 and November 1, 2021. Ms. Satele noted the college has decided to convert A 106, 107 and 108 in the college's permanent location for the Basic Needs Center.

Agenda item: Future Meeting Schedule

Discussion: The next scheduled meeting is on Wednesday, May 4, 2022.

Adjournment: Ms. Ingram called for a motion to adjourn the March 2, 2022 PRC meeting. Ms. Satele made a motion, seconded by Mr. Clacken and approved unanimously to adjourn at 2:30 p.m.