

# 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.
- ▶ The College held a Grand Opening event on January 10, 2024.

#### Budget:

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





# Current Capital Projects

## Russell Hall Demolition

### Santa Ana College

#### Project Summary:

- ▶ Demolition of existing Russell Hall Building

#### Current Status:

- ▶ Russell Hall interior hazardous material abatement continues.
- ▶ Developing electrical outage plan to safely de-energize the building prior to starting heavy demolition at Building R.
- ▶ The electrical power to Building M has been turned off to safely continue with Building R demolition. Developing workplan and outage plan to reroute electrical to Building S.

#### Budget:

- ▶ \$2.5 million
- ▶ \$1,697,000 state funded (2023 estimated contribution)



# Current Capital Projects

## Russell Hall Demolition

### Santa Ana College





# Current Capital Projects

## Russell Hall Demolition

### Santa Ana College





# Current Capital Projects

## Russell Hall Demolition Logistics Plan

### Alternate Campus Entrances & Vehicular Routes





# Current Capital Projects

## Russell Hall Demolition Logistics Plan

### Pedestrian Paths of Travel

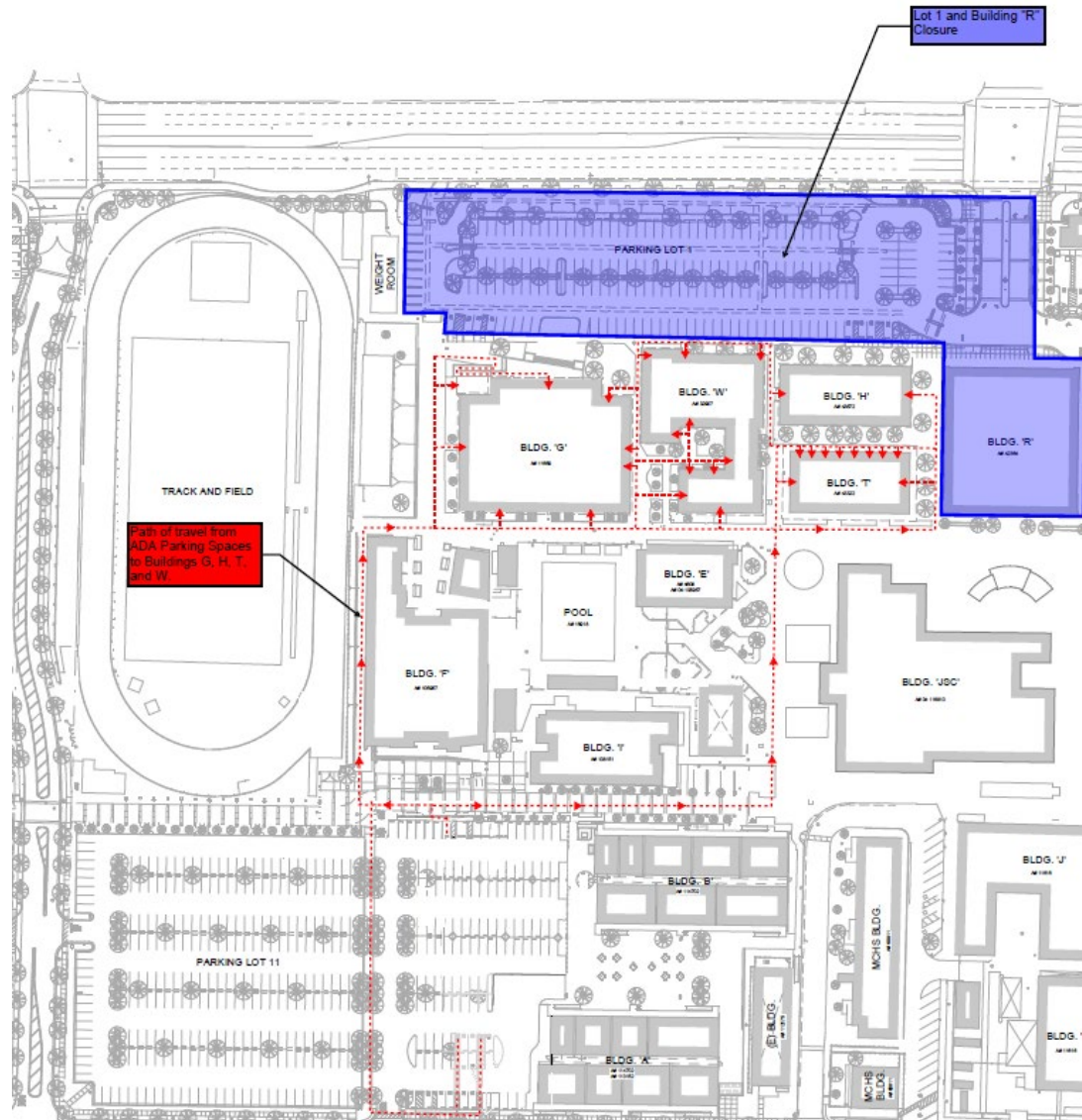




# Current Capital Projects

## Russell Hall Demolition Logistics Plan

### ADA Parking Path of Travel





# Current Capital Projects

## Campus Entrance Improvements

### Santa Ana College

#### Project Summary:

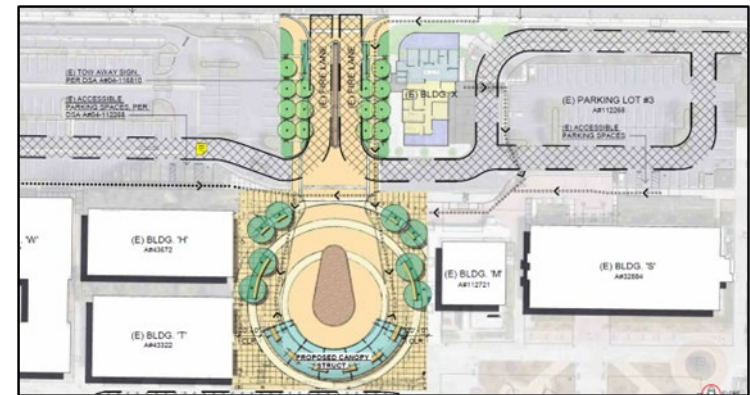
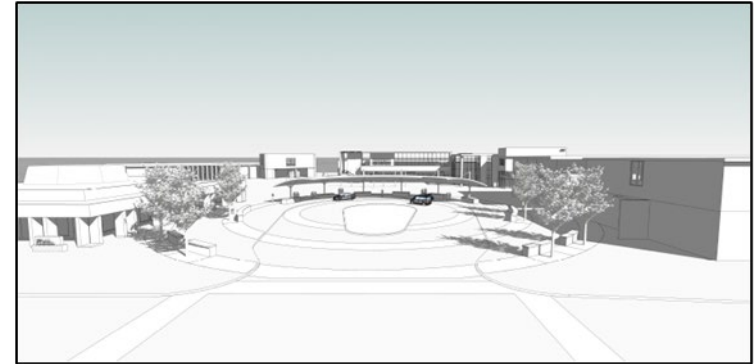
- ▶ Campus Entrance Improvement project Phase 1 is scheduled to start upon completion of Russell Hall Demolition project anticipated September 2024. Project objectives include traffic congestion reduction, improve pedestrian and vehicle circulation, remove accessibility barriers, increase bus/ride-share 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 stalls 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:

- ▶ DSA approved the plans.
- ▶ Project is in the bid phase.

#### Budget:

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





# 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"><li>-Stairwell flooring (completed)</li><li>-Window shades and bathroom accessories revisions (completed)</li><li>-Added card readers at two locations (completed)</li><li>-Interior and exterior signage revisions (completed)</li><li>-Building automation minor revisions (bidding)</li><li>-Storm drain system improvements (planning work started)</li></ul>	\$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 were due March 11, 2024. College leadership has decided to move forward with the project and the award of bid is anticipated for approval by the Board of Trustees at an upcoming meeting.	\$1,171,000



# 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 has been completed. Architectural proposals for program validation and the early phases of design were received and are currently 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 Planning Activities Santa Ana College

Project	Status	Estimated Budget
New Synthetic Football Field	The agreement for architectural services was approved by the Board of Trustees on March 11, 2024. Geotechnical investigations and report in progress.	\$300,000 (Design Only)
Building K Canopy	The agreement for architectural services was approved by the Board of Trustees on January 16, 2024. Land surveying and geotechnical investigations started.	\$1,115,000

# 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 restarted the equipment in February 2024 and site remediation will continue.
- ▶ Exploring various development options.
- ▶ Working on a 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:

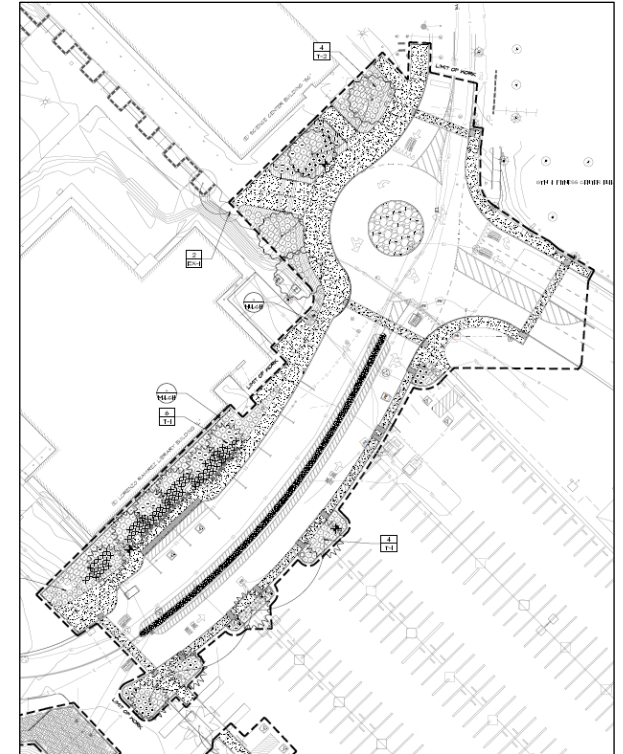
- ▶ Project is a result of the Blaser Settlement to correct path of travel slope deficiencies in and around the quad adjacent several building locations, the front campus entrance and access from the public right of way and nearest bus stop, including areas around the fountain.
- ▶ Phase 1: construction 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, soils remediation, and weather impacts. Schedule under review.
- ▶ 95% construction complete. Working on the last phase of the project (Phase 1D).
- ▶ The final seal coat and striping work is scheduled for Mid-May 2024.

#### 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 2

### Santiago Canyon College

#### Project Summary:

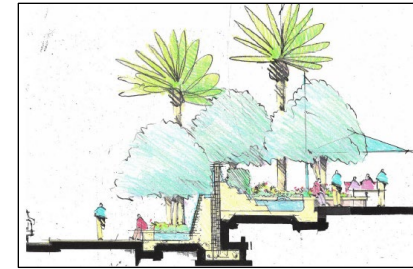
- ▶ Project is a result of the Blaser Settlement to correct path of travel slope deficiencies in and around the quad adjacent several building locations, the front campus entrance and access from the public right of way and nearest bus stop, including areas around the fountain.
- ▶ Phase 2: path of travel 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)
- ▶ Evaluating project sub-phasing options to align with current budget
- ▶ Coordinating logistics plan with the campus
- ▶ Working on a contractor prequalification process
- ▶ Target out to bid Summer 2024 for first sub-phase 2A - Front Entrance (under review)
- ▶ Target construction Fall 2024 for first sub-phase 2A - Front Entrance (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)	The restroom renovations are complete and the project is now in the close-out phase.	\$1,234,266



# Current Capital Projects Santiago Canyon College

Project	Status	Estimated Budget
Soccer Path of Travel (POT) & Seating Repairs	DSA review ongoing. The construction budget and schedule is under review.	\$1,181,530 (under review)



# 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 (Under Review)
Fire Systems & Code Repairs	100% construction documents underway. Start pre-construction and logistics review coordination with the college. Bid is scheduled for release Fall 2024.	\$2,087,553



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

Project	Status	Estimated Budget
Bldg E Pool Equipment Replacement	Planning phase. Proposals for RFP to retain pool consultant were due April 16, 2024 and are under review.	\$700,000
Bldg E Pool Resurface	Planning phase. Proposals for RFP to retain pool consultant were due April 16, 2024 and are under review.	\$470,000
Bldg I and B10/B11 Roof	Construction document phase.	\$200,000



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

Project	Status	Estimated Budget
Bldg T ADA Sidewalk Repairs	Soliciting proposals for architectural services.	\$400,000
Fire Systems & Code Repairs	100% construction document. Ongoing pre-construction and logistics coordination with the college. Preparing bid documents for a Fall 2024 construction start.	\$1,000,500
Bldg D HVAC	The construction services contract was Board approved.	\$150,000
Bldg G Mechanical Insulation Repairs	Developing construction documents.	\$120,000



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

Project	Status	Estimated Budget
SC Air & Vacuum Systems	Developing construction documents.	\$150,000
Bldg D Entrance Auto Door Replacement	Developing construction documents.	\$60,000
Bldgs D, E, H & SC Lockset Repairs	The legacy access control software (Kantech) was updated to the latest version in April 2024. ADA door operators will be installed on multiple swing-type automatic doors at the Science Center which is currently in the bid phase.	\$110,000
Bldgs A & B Siding Repairs	Developing construction documents.	\$150,000

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

Project	Status	Estimated Budget
Fire Systems & Code Repairs	The contract has been awarded and construction will start in May.	\$116,000
Plumbing Repairs	Continue with 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. Conducting an engineering peer review of the construction drawings. <b>Building G will be submitted to DSA for review and approval. All other buildings will go out to bid in late in May 2024.</b>	\$2,435,500
Barrier Removal Campus-wide	<b>Scope of work has been identified. Soliciting proposals for architectural services.</b>	\$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. Conducting an engineering peer review of the construction drawings. <b>Building G will be submitted to DSA for review and approval. All other buildings will go out to bid in late in May 2024.</b>	\$2,700,323

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

Project	Status	Estimated Budget
CDC Repairs	Completing punch corrections and project close-out.	\$100,000



# 2021-2022 Completed SM22 Projects Santa Ana College

Project	Status	Expended Amount
Buildings F, I, & J Roof Replacement	Completed.	\$1,907,740



# 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
Buildings A & B Air Handler	Completed.	\$150,625



# 2019-2020 Completed SM20 Projects Santa Ana College

Project	Status	Expended Amount
Water Conservation Irrigation Controller Upgrade Phase 2	Completed.	\$87,125
Campus-wide Drinking Fountains	Completed.	\$135,309

- ▶ All SM20 projects have been completed and will be removed from future updates.

# Facility Modification Requests Santa Ana College Projects

Project	Status	Estimated Budget
MCHS Phase 2 Roof Replacement	The Phase 1 roof repairs have been completed. Contractor is preparing to start construction on Phase 2 in May.	\$685,000

# Facility Modification Requests Santiago Canyon College Projects

Project	Status	Estimated Budget
M109 Restoration	Construction is complete. Furniture procurement has been delayed due to vendor delivery issues. <b>Working on alternate furniture procurement using a CMAS agreement.</b>	\$99,000
CDC Interior Improvements	Contract was awarded. Furniture and fixtures procurement is underway. <b>Construction started during spring break.</b>	\$105,000



# Blaser Settlement

Blaser Settlement deficiency items completed to date:

- ▶ 380 out of 417 exterior (91%) deficiencies have been corrected and 206 completed out of 241 items for interior (85%).
- ▶ 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 in. Construction is currently unfunded.	\$3,225,787 (under review)
DO	The DO rekey project and planning activities continues for the districtwide rekey project. <a href="#">Waiting for key delivery.</a>	\$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
  - ▶ March 1, 2024
  - ▶ [March 22, 2024](#)



# Summary of On-Going Planning Activities

- ▶ Alternatives to leased spaces for the OEC
- ▶ 2024 Addendum to the 2022 Facilities Master Plan Update
- ▶ Five-Year Capital Construction Plan Update for State Chancellor's Office
- ▶ Potential Bond Planning
- ▶ Public Safety Programs Feasibility Study

# Physical Resources Committee Meeting Project Update May 1, 2024

## Questions

