

Physical Resources Committee

Meeting of September 1, 2021

1:30 p.m.

Zoom Meeting

PRC Members Present: Carri Matsumoto, Darryl Taylor, Arleen Satele, Bart Hoffman, Alex Taber, Ambar Nakagami, Robert Ward, Dane Clacken, Binh Dau, Michael Turrentine, Monica Zarske, James “Marty” Rudd, Christine Gascon and Crystal Bedolla

PRC Members Absent: Iris Ingram

Guests Present: Kelvin Leeds

Minutes

Call to Order: Ms. Matsumoto called the meeting to order at 1:32 p.m. and attendees introduced themselves.

Agenda item: Meeting Minutes – May 5, 2021

Discussion: Ms. Matsumoto called for a motion to approve the PRC Minutes of the March 3, 2021 meeting. Mr. Hoffman made a motion, seconded by Mr. Clacken and approved by the committee except Ms. Zarske abstained since she was not at the September 1, 2021 meeting.

Agenda item: Physical Resources Committee Purpose and Responsibilities

Discussion: Ms. Matsumoto shared the Physical Resources Committee Purpose and Responsibilities. The purpose of the Physical Resources Committee is to support 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. 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 and noted there is a vacancy for a faculty representative from SCC and a student representative from SCC.

Agenda item: Measure Q, Scheduled Maintenance, Capital and Prop 39 Projects Update – dated September 1, 2021

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

Measure Q:

- Science Center & Building J Demolition: The construction has been completed. Target opening for classes Spring Semester 2022.
- Johnson Student Center & Demolition: The project has been completed. The college held a Grand Opening event on July 27, 2021.

Current Capital Projects:

- SAC Russell Hall Replacement (Health Sciences Building): The contractor discovered a killdeer bird's nest in the gravel on site. The bird is a protected bird on the American Migratory Bird Treaty Act of 1918, although not endangered. The District was required to protect the nest until the eggs have hatched and fledged. This may cause an unexpected delay to the project. Heavy demolition activities commenced in early June after the birds flew off. Current activities include: forming and pouring of pile caps, grade beams, concrete slab work and erection of structural steel. 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 ITS Copper Wire Project: 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. The project is currently in construction.
- Building B Relocation and Restoration Middle College High School (MCHS) Phase 1: MCHS will move back to the two-story building upon completion of the first phase of work.
- MCHS Phase 2 Site Modification: Site modification/improvements to accommodate an appropriate path of travel for accessibility, installation of steel fencing, accessible gates, reinstallation and relocation of storm water system, accessible drop off, site furnishings, landscaping.
- Human Services Division & Fire Tech Relocation: Relocation of Human Services Division into A113 and Fire Tech Department into B10 and VL203. Minor reconfiguration.
- Temporary Village (TV) Phase 5A Fashion & Others: Reconfiguration of the Village Portables.
- TV Phase 5B 300 Removal & Lot 11: Removal of VL300 portable and restoration of Parking Lot 11.
- TV Phase 5C Demolition of B4-B8: Demolition of B4-B8 portables and site improvements.
- Bldg S – Safety Key Room: Reconfiguration of mail room for expansion of key inventory and access control system space needs for Campus Safety and Maintenance & Operations.
- SAC Barrier Removal Signage/Wayfinding: A schedule for bid and construction is under review.
- Northgate Proposal for Student Housing (4th & Minter Streets): The report has been completed and the College is working with Northgate and the Foundation on next steps to consider.

- Centennial Education Center (CEC) Capital Improvement Contribution Adjacent Site Lease Premises: Utility and underground survey was completed to assist in evaluating various scopes of work. A meeting is scheduled with the City in September.
- CEC Future Significant Improvements on Site Lease Premises: The consultant contract was approved by the Board of Trustees on June 21, 2021. Kick-off meetings to commence in summer to begin the feasibility study work and site planning activities.
- Bristol & 17th Street Property, Site Master Planning Study: A recommendation for approval of a consultant to undertake site master planning activities is anticipated for approval by the Board of Trustees on September 13, 2021.
- SCC Orange Education Center Building Certification: A remediation contractor award was approved by the Board of Trustees on August 9, 2021. Design options for redevelopment are contingent upon remediation progress. The budget remaining is approximately \$28.6 million.
- SCC Campus Entrance Improvements: This 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. The project is phased into two construction phases.
- SCC Barrier Removal Signage/Wayfinding: A schedule for bid and construction is under review.
- 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. It will also add an enclosure for all new electrical equipment and provide new drainage. The project will go out to bid after the rainy season ends.
- Building S Access Control Upgrades: Construction commenced June 28, 2021. There is a long lead item anticipated for equipment fabrication and delivery. This year has been a struggle in the construction industry. There is a spike in costs, a shortage of labor and delays with furniture and equipment. This seems to be a result of the COVID-19 pandemic. Some manufacturing plants have shut down.
- DO ADA Parking Lot Improvements: The project reached substantial completion at the end of August 2021.
- District-Wide Access Control & Key Projects: District Office, SAC Science Center and SAC Johnson Student Center test pilots completed and implementation underway.

Scheduled Maintenance:

- SM 20 SAC Water Conservation Irrigation Controller Upgrade Phase 2: A ratification of award of bid was approved by the Board of Trustees on August 9, 2021.
- SM 19 SAC Barrier Removal Library Restroom Upgrade: The contractor is currently painting and installing fixtures and restroom accessories. The project is behind schedule due to contractor delays. Substantial completion is anticipated at the end of September 2021.
- SM 18 SCC Barrier Removal Phase 4A Lot 2 and Lot 7 Crosswalk Repairs: The project is in the schematic design phase.
- SM 18 SCC Barrier Removal Phase 4B Broadmoor Trail Repairs: The project has been completed.

- SM 18 SCC Barrier Removal Phase 4A Bldg D Multi-User Restroom Renovation: This project is currently in the design phase.
- SM 18 SCC Barrier Removal Phase 4A Bldg D Single-User Restroom Renovation: This project is currently in the design phase.
- SM 18 SCC Barrier Removal Phase 4A Bldg D Elevator: The bid was ratified by the Board of Trustees on June 21, 2021. The elevator shutdown is anticipated to begin after the Fall 2021 semester is over to avoid major disruption to class activities and business operations in Building D.
- SM 18 SCC Barrier Removal Phase 4C Loading Zone Repairs (main entry/fountain location): This project is currently in design and is a temporary improvement at the loading zone at the fountain location of the main entry.
- SM 18 SCC Barrier Removal Phase 4C Curb Ramp Removal (adjacent Building E): This project has been completed.
- New Barrier Removal Projects in Planning at SCC: Buildings A and B Elevator Modernizations, Barrier Removal Perch Café Repairs and Barrier Removal Soccer POT & Seating Repairs.
- 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.

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 will be the Work Groups to assist the District in facilitating the update to the Facility Master Plans.
- Kick-off meetings to start this process were held in April.
- Steinberg Hart Architects will assist the District and Colleges through this update.
- Master planning activities are anticipated to last through the end of the calendar year.
- A final update to both College Facility Master Plans is expected in the new year 2022.

Questions:

- Mr. Leeds inquired when the demolition of Russell Hall will occur. Ms. Matsumoto noted the demolition is anticipated to start Spring 2023, but this is subject to change.
- Ms. Zarske inquired if there was a plan to do something with the area where Russell Hall is after the building is demolished. Ms. Matsumoto noted that the Campus Entrance Improvements project will restore the location.
- Ms. Gascon inquired if there was a start date for the Orange Education Center clean-up. Ms. Matsumoto noted the remediation construction activities have commenced and will last through the new year.
- Ms. Gascon inquired if the area where the U portables are located will be impacted by the SCC Campus Entrance Improvements project. Ms. Matsumoto noted that area will not be impacted.

Agenda item: Sustainability Committee Update

Discussion: Ms. Matsumoto noted the committee approved the Sustainability Report that covers the period of July 1, 2018 through March 1, 2021 and the report is posted on the Sustainable RSCCD Committee website. The committee's main objective is to reduce paper and plastic consumption. Please share this goal with your constituents.

<https://rsccd.edu/Departments/Business-Operations/sustainable-rsccd-committee/Pages/default.aspx>

Agenda Item: Measure Q Financial Summary

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

Agenda item: Campus Facilities Meetings Update

Discussion: Meeting minutes were distributed from the SAC Facilities Committee meeting from April 20, 2021. Mr. Hoffman noted they have dedicated a significant portion of the upcoming meeting on September 21, 2021 to act as work group for updating the college's Facility Master Plan (FMP). Ms. Matsumoto thanked Bart Hoffman, Arleen Satele, James "Marty" Rudd and Scott Sakamoto for their leadership and gathering important historical information that is needed for the FMP update for the colleges. Ms. Satele noted they have also dedicated a significant portion of the upcoming meeting on September 20, 2021 to act as work group for updating the college's FMP and changed all the committee dates to align with the FMP Update schedule.

Agenda item: Future Meeting Schedule

Discussion: The next scheduled meeting is by e-mail only on October 6, 2021 and the next scheduled in-person or Zoom meeting is on Wednesday, November 3, 2021 at 1:30 p.m. These dates were approved at the last PRC meeting along with the following dates: February 2, 2022 (Email Only); March 2, 2022 (In-person or Zoom); and May 4, 2022 (In-person or Zoom).

Agenda item: Other

Discussion: Ms. Matsumoto noted that the colleges and the District are updating AR 6700 Civic Center and Other Facilities Use and the fee structure and will present this to the Facilities committees at each campus. Ms. Matsumoto thanked Darryl Tayler, Bart Hoffman, Arleen Satele, and their staff for all their work on updating this AR and Civic Center Use Fees. The fees are anticipated for approval by the Board of Trustees at a future meeting.

Adjournment: Ms. Matsumoto called for a motion to adjourn the September 1, 2021 PRC meeting. Mr. Hoffman made a motion, seconded by Ms. Satele and approved unanimously to adjourn at 2:42 p.m.