

# Physical Resources Committee

Meeting of November 2, 2022

1:30 p.m.

Zoom Meeting

**PRC Members Present:** Iris Ingram, Carri Matsumoto, Arleen Satele, Joe Melendez, Dane Clacken, Shannon Kaveney, Monica Zarske, Binh Dau, Alex Taber, Michael Turrentine, Jason Husky, Raven Cantoran, Bart Hoffman (arrived at 2:08 p.m.)

**PRC Members Absent:** Ambar Nakagami, Christine Gascon

**Guests Present:** Hugo Curiel, Kelvin Leeds, Tae Kim

## 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 – September 7, 2022

**Discussion:** Ms. Ingram called for a motion to approve the PRC Minutes of the September 7, 2022 meeting. Ms. Satele made a motion, seconded by Mr. Clacken and approved by the committee unanimously.

**Agenda item:** Physical Resources Committee Goals

**Discussion:** Ms. Ingram shared the Physical Resources Committee Goals.

- Review, assess, and provide information, retain feedback and address any questions on all capital construction projects, the 5-year facilities plan, state capital projects, and local bond projects, including,
- Review of the scheduled maintenance projects if applicable, and changes to the facility master plans at each campus if applicable.

Ms. Ingram suggested to remove the comma after the word projects and put a period and remove the word including and the comma after including to make the first goal a complete sentence.

- Review, assess, and provide information, retain feedback and address any questions on all capital construction projects, the 5-year facilities plan, state capital projects, and local bond projects.

Ms. Ingram called for a motion to approve the Physical Resources Committee Goals. Ms. Matsumoto made a motion to approve the goals with the edits, seconded by Mr. Kaveney and approved by the committee unanimously.

**Agenda item:** Measure Q, Scheduled Maintenance, and Capital Projects Update – dated November 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): Window testing underway. Target occupancy is Summer 2023, but this is under review. The demolition of Russell Hall will occur after the new Health Sciences Building is completed. The demolition is anticipated to start Fall 2023, but this is under review.
- SAC Barrier Removal Signage/Wayfinding: Construction began October 17, 2022.
- SAC TV Phase 5B 300 Removal & Lot 11: The Notice of Completion was approved by the Board of Trustees on October 11, 2022. This project has been completed and is in the close-out phase and will be removed from future updates.
- SAC TV Phase 5C Demolition of B4-B8: This project will be cancelled due to MCHS expanded use of B portables and will be removed from future updates.
- SAC Bristol & 17th Street Property, Site Master Planning Study: Project is still in the planning phase.
- SCC Orange Education Center Building Certification: The remediation system installation is complete. An RFP for remediation system maintenance services was issued. Working on retaining maintenance services contract.
- SCC Campus Entrance Improvements Phase 1: DSA approved the plans in Fall 2022. In bidding phase. Target out to bid Winter 2022. Target construction March 2023 –March 2024 and will last about a year.
- SCC Campus Entrance Improvements Phase 2: DSA submittal anticipated Summer 2023. Target out to bid Winter 2023, but this is under review depending on DSA submittal and approval.
- SCC Erosion Control: Construction is anticipated to be complete November 2022.
- SCC Building D Restroom Renovations (Multi-User & Single User): The first phase of demolition has been completed. The contractor was issued a default letter and the project is delayed. The District is in discussions with legal counsel and the bonding company.
- SCC M&O M101 Modifications: This project is currently in the procurement phase.
- District-Wide Access Control & Key Projects: These projects are on-going.
  - SAC Bldg D: 100% construction documents have been completed and plans are being prepared to submit to DSA in November 2022.
  - CEC (mechanical re-key only): The test pilot of the key inventory and distribution software continues.
  - DO: Schematic design has been completed. The design team has proceeded with the Design Development phase and will submit for District’s review November 2022.
  - The Work Group met in September 2022 to discuss several operational and

project issues regarding on-going test pilots and review of the AR 3501.  
Revisions to the AR 3501 are under review.

#### Scheduled Maintenance:

- The total allocation for Scheduled Maintenance (SM23) projects from the state is \$18,882,875.
  - All funding will be allocated to Scheduled Maintenance only.
    - SAC \$9,862,875
    - SCC \$7,230,000
    - DO \$1,790,000
- SM22 SAC Buildings G, H, & W HVAC Replacement: The site assessment was completed. The architect and the District are reassessing the scope to meet the target budget.
- SM22 SAC Buildings F, I, & J Roof Replacement: The contract start date was September 12, 2022. Building F is 95% complete, Building I is 80% complete. During a site conditions assessment of Building J the project team discovered damaged ceiling joists. The District's structural engineer provided a remediation repair plan and the contractor will replace the joists before starting roofing work in mid-November 2022. The project is delayed.
- SM22 SAC Buildings L, T, & X HVAC & Roof Replacements: The site assessment was completed. The architect and the District are reassessing the scope to meet the target budget.
- SM20 SAC Campus-wide Drinking Fountains: This project includes removing and replacing existing non-compliant drinking fountains at the college with compliant drinking fountains and bottle fillers. The project is currently in the bidding phase.
- SM19 SAC BR Library Restroom Upgrade: The District has discovered a defect with the sewer installation after completion of the project and has defaulted the contractor. The District is working with the bonding company and legal counsel. The repair work is delayed.
- SM22 SCC Buildings A, B, D, G, H, SC Enclosure Repairs: The project is in construction.
- SM22 SCC Building G Pool Repair: This project is in the design phase.
- SM22 SCC A&B Plaza Entry: Demolition and new concrete is complete. Awaiting handrail delivery for final installation.
- SM22 SCC Buildings A, B, C, D, & U HVAC Replacement: Replacement and upgrades in buildings C, D, U will no longer be utilizing college HEERF funds and is instead funded under 22/23 State Scheduled Maintenance.
- Blaser Settlement deficiency items completed to date: 372 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.

#### Student Housing Feasibility Study (SB 169 Grant Funding):

- The agreement for consulting services for a District-wide Student Housing Feasibility Study was approved by the Board of Trustees on October 24, 2022 in anticipation of State Chancellor's Office grant funding allocation.
- Kick-off work in November and a survey will be forthcoming.

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.

**Agenda item:** Sustainability Committee Update

**Discussion:** Ms. Matsumoto noted the committee has an upcoming meeting in two weeks.

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

**Agenda item:** Campus Facilities Meetings Update

**Discussion:** Meeting minutes were distributed from the SAC Facilities and Safety Committee meeting from May 17, 2022 and September 20, 2022. Mr. Huskey noted the committee appointed new members, had second reading of the draft Safety and Facilities training calendar, reviewed committee goals and discussed having a facilities use calendar at the September meeting. The committee had a second read of committee goals and students reported the elevator in the Building I was not functioning, parking lot lights not working and drinking fountain issues at the October meeting.

Meeting minutes were distributed from the SCC Facilities and Safety Committee meeting from May 16, 2022 and September 19, 2022. Ms. Satele noted they will be prioritizing physical resource requests at their next upcoming meeting.

**Agenda item:** Meeting Schedule

**Discussion:** The next scheduled meeting is by email only on February 1, 2023 and the next scheduled Zoom meetings are on Wednesday, March 1, 2023 and May 3, 2023.

**Agenda item:** Other

**Discussion:** Ms. Ingram noted the District has a Civic Center Work Group that is working on updating AR 6700. Ms. Matsumoto noted the Work Group has been working on this since 2018. The goal is to finish the revised AR, application and process in the new year. The fees have never been approved by the Board of Trustees.

**Adjournment:** Ms. Ingram called for a motion to adjourn the November 2, 2022 PRC meeting. Ms. Satele made a motion, seconded by Mr. Clacken and approved unanimously to adjourn at 2:10 p.m.