

Physical Resources Committee Meeting

Project Update



RANCHO SANTIAGO
C E N T E R
Rancho Santiago Community College District

Science Center & Building J Demolition



Project Summary:

- ▶ Construction of a new three-story, 64,785 square foot science center and 880 square foot greenhouse
- ▶ Programs Include: Division Office, Faculty Offices, (2) Standard Classrooms, (1) Large Classroom, (1) Large Divisible Classroom, (1) Engineering Lab & Support Space, (6) Biology Labs & Support Space, (2) Geology Labs & Support Space, (5) Chemistry Labs & Support Space, (1) Physics Lab & Support Space, Student Collaboration Areas
- ▶ Project includes demolition of (3) J Buildings

Current Status:

- ▶ Addressing warranty work on exterior plaster and green house.
- ▶ Completed fume hood investigation and issued Facility Advisory to staff.

Budget:

- ▶ \$61.88 million
- ▶ Note: In close-out phase and final expenditures pending



Current Capital Projects

Russell Hall Replacement (Health Sciences Building)



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:

- ▶ The entire building is almost completed with window/glazing installation. Window testing underway.
- ▶ Interior construction work continues.
- ▶ *New:* Schedule under review due to potential delay.
- ▶ *New:* Russell Hall demolition under review.
- ▶ *New:* Move relocation schedule under review.

Budget:

- ▶ \$58.8 million (budget under review)
- ▶ \$20,475,000 state funded (2020 estimated contribution)



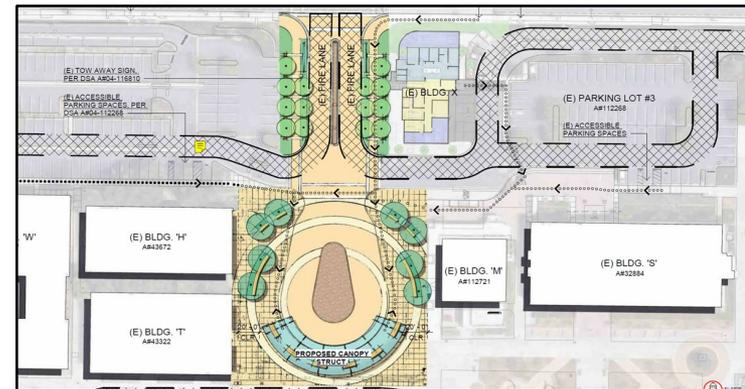
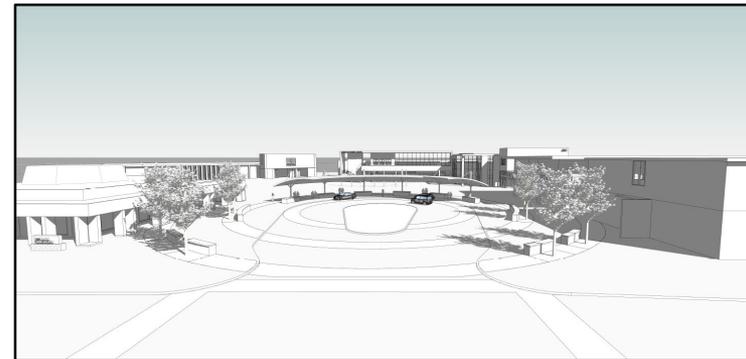
Current Capital Projects

Campus Entrance Improvements



Project Summary:

- ▶ Campus Entrance Improvement project Phase 1 is scheduled to start upon completion of Russell Hall Demolition project anticipated new year 2024 (late winter). 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:

- ▶ 100% construction document phase
- ▶ Coordinating construction phasing/logistics

Budget:

- ▶ \$5.3 million for Phase 1 only



Current Capital Projects



Project	Status	Estimated Budget
Barrier Removal Signage/Wayfinding (Exterior)	18% construction complete.	\$355,863



Current Capital Projects Secondary Projects



Project	Status	Estimated Budget
Johnson Student Center Mailroom Dutch Door	Punch-list work.	\$12,200
Johnson Student Center Mailroom Mail Slots	Construction phase. Mail slot cubbie boxes are in production.	\$89,000
Science Center Greenhouse Gates	Punch-list work.	\$33,100



Current Capital Projects

Secondary Projects

Reconfigurations & Restoration



Project	Status	Estimated Budget
MCHS Phase 1 Exterior Painting and Renovation	Close-out phase.	\$170,120 (shared costs by College and SAUSD)
Human Services Division & Fire Tech Relocation	Close-out phase.	\$41,000
Temporary Village (TV) Phase 5A Fashion & Others	100% construction document phase. Will be submitted to DSA.	\$431,000
Building S - Safety Key Room	Bid Phase.	\$120,000



Current Capital Projects Planning Activities



Project	Status	Estimated Budget
Centennial Education Center Redevelopment	New participants with the City of Santa Ana have been identified and confirmed. A meeting with President's Cabinet occurred on February 1, 2023 and the next joint city Work Group meeting is scheduled for February 15, 2023.	\$209,690 (Study Only) \$1 million Improvement Contribution



Current Capital Projects Planning Activities



Project	Status	Estimated Budget
Bristol & 17th Street Property, Site Master Planning Study	An external scan was conducted which included a mini educational prospectus that focused on the labor market, market demographics, population growth, age ranges, socio-economic status, jobs in the niche area and matched with potential living wage jobs. Current activities include the drafting of an educational program with space array scenarios based on college feedback and target FTES discussed with President's Cabinet and faculty. Upcoming meetings include President's Cabinet on February 14, 2023 and Facilities & Safety Committee on February 21, 2023.	\$288,000 (Study Only)



Current Capital Projects

Orange Education Center

Site Remediation and Redevelopment



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 remediation system installation is substantially complete with closeout activities continuing.
- ▶ The Air Quality Management District issued the permit to operate and site remediation activities are underway.
- ▶ Exploring various development options which may include modular construction and/or other partnerships.



Budget: Under Review

\$33.53 million allocated

- ▶ \$1.34 million Measure E
- ▶ \$3.66 million SAC Redevelopment Funds
- ▶ \$4 million SCC Redevelopment Funds
- ▶ \$7 million Stabilization Funds
- ▶ \$14.43 million one-time Mandated Cost funds (State Budget Act)
- ▶ \$3.1 million from Settlement



Current Capital Projects

Campus Entrance Improvements

Phase 1



Project Summary:

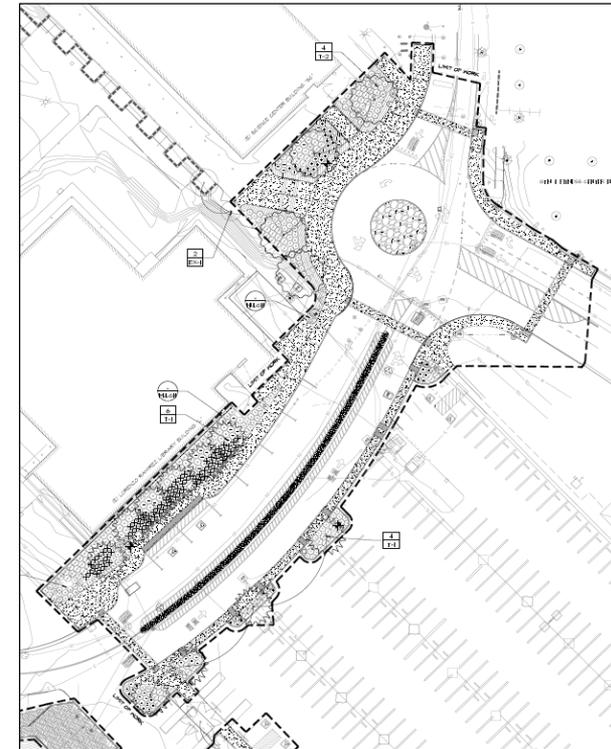
- ▶ Project is a result of the Blaser Settlement to correct path of travel slope deficiencies in and around the quad adjacent several building locations, the front campus entrance and access from the public right of way and nearest bus stop, including areas around the fountain.
- ▶ Phase 1: construction 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:

- ▶ DSA approved the plans in Fall 2022
- ▶ Agreement for construction management services was approved by Board of Trustees on November 14, 2022
- ▶ Bids are due February 7, 2023
- ▶ Target construction April 2023 - March 2024

Budget:

- ▶ \$4.1 million (under review)



Current Capital Projects

Campus Entrance Improvements

Phase 2



Project Summary:

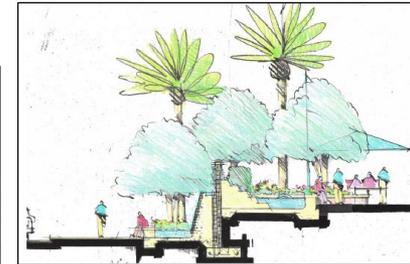
- ▶ Project is a result of the Blaser Settlement to correct path of travel slope deficiencies in and around the quad adjacent several building locations, the front campus entrance and access from the public right of way and nearest bus stop, including areas around the fountain.
- ▶ Phase 2: path of travel 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:

- ▶ 60% construction document phase
- ▶ DSA submittal anticipated July 2023
- ▶ DSA approval anticipated Fall 2023 (under review)
- ▶ Target out to bid Winter 2023 (under review)
- ▶ Target construction start Spring 2024 (under review)

Budget:

- ▶ \$7.1 million (under review)



Current Capital Projects

Project	Status	Estimated Budget
Barrier Removal Signage & Wayfinding	70% construction complete. Parking lot signs were installed.	\$373,378
Erosion Control	Notice of Completion is anticipated for approval by Board of Trustees at an upcoming meeting. Project is in the close-out phase.	\$178,600
Building D Restroom Renovations (Multi-User & Single User)	Contractor was issued a default letter and the project is delayed. District is in discussions with legal counsel and the bonding company to develop a settlement agreement for a completion contractor to complete the remainder of project.	\$1,327,810

Current Capital Projects

Project	Status	Estimated Budget
Soccer Path of Travel (POT) & Seating Repairs	50% construction document phase.	\$150,000
Barrier Removal Lot 2 (S) and 7 Crosswalk Improvements	70% construction complete. New sidewalk and crosswalks were constructed.	\$367,740 (under review)
M&O M101 Modifications	Procurement phase.	\$45,000

2022-2023 Scheduled Maintenance (SM23) Projects

State Allocation

- ▶ Allocation for Scheduled Maintenance and Instructional Equipment from the State is \$18,882,875. All funding is allocated to Scheduled Maintenance. The District is reevaluating the project list and budget based on the State's 25% potential reduction in Scheduled Maintenance funding.
- ▶ SAC \$9,862,875 (Under review)
- ▶ SCC \$7,230,000 (Under review)
- ▶ DO \$1,790,000 (Under review)



2021-2022 Scheduled Maintenance (SM22) Projects

State Allocation

- ▶ Allocation for Scheduled Maintenance from the State is \$11,386,817
- ▶ SAC \$7,284,610
- ▶ SCC \$3,602,207
- ▶ DO \$500,000



2021-2022 Scheduled Maintenance (SM22) Projects



Project	Status	Estimated Budget
Buildings G, H, & W HVAC Replacement	60% construction document phase. Scope reassessment to meet the target budget completed.	\$2,435,500
Buildings F, I, & J Roof Replacement	Substantial completion and punch list.	\$1,948,787
Barrier Removal Campus-wide	Planning Phase. District is working through scope development.	\$200,000
Buildings L, T, & X HVAC & Roof Replacements	60% construction document phase. Scope reassessment to meet the target budget completed.	\$2,700,323



2021-2022 Scheduled Maintenance (SM22) Projects



Project	Status	Estimated Budget
Buildings A, B, D, G, H, SC Enclosure Repairs	60% construction complete.	\$2,802,207
Building G Pool Repair	Design phase.	\$200,000
A&B Plaza Entry	Close-out phase.	\$132,000 (under review)



2021-2022 Scheduled Maintenance (SM22) Projects



Project	Status	Estimated Budget
CDC Repairs	Planning phase.	\$100,000
Buildings A & B Air Handler	Bids were received on January 19, 2023 and are currently under review.	\$400,000
Buildings C, D, & U HVAC Replacement	100% construction document phase.	\$345,000



2021-2022 Scheduled Maintenance (SM22) Projects

Project	Status	Estimated Budget
Window Gasket Replacement at District Office	Window and building envelope assessment was completed and is pending further scope review and recommendations on how to proceed.	\$500,000

2019-2020 Scheduled Maintenance (SM20) Projects



Santa Ana College

State Allocation 2020 **\$229,136**

- ▶ Water Conservation Irrigation Controller Upgrade Phase 2
- ▶ Campus-wide Drinking Fountains



2019-2020 Scheduled Maintenance (SM20) Projects



Project	Status	Estimated Budget
Water Conservation Irrigation Controller Upgrade Phase 2	Close-out phase.	\$150,000
Campus-wide Drinking Fountains	Bid Phase.	\$160,000



2018-2019 Scheduled Maintenance (SM19) Projects

Santa Ana College

State Allocation 2019 \$431,479

- ▶ BR Library Restroom Upgrade - Completed

Santiago Canyon College

State Allocation 2019 \$184,920

- ▶ Barrier Removal Projects
- ▶ Campus-wide Handrail Repairs



2018-2019 Completed SM19 Projects



Project	Status	Expended Amount
BR Library Restroom Upgrade (SM 18-19)	District discovered a defect with sewer installation after project completion and defaulted the contractor. The District is working with bonding company and legal counsel. Repair work is underway.	\$445,302 * \$13,823 funded from Capital Outlay due to budget short fall.



2018-2019 Scheduled Maintenance (SM19) Projects



Project	Status	Estimated Budget
Campus-wide Handrail Repairs	50% construction complete	\$100,000 (under review)



2017-2018 Scheduled Maintenance (SM18) Projects



Santiago Canyon College

State Allocation 2018	\$1,371,504
Fund 13	<u>\$628,000</u>
	\$1,999,504

- ▶ All to be allocated to Barrier Removal projects



2017-2018 Scheduled Maintenance (SM18) Projects



Project	Status	Estimated Budget
Perch Café Repairs	Close-out phase.	\$80,000 (under review)



2017-2018 Completed SM18 Projects



Project	Status	Expended Amount
Barrier Removal Phase 4A East Chapman Entrance Improvements	Completed.	\$269,480 (*Funded by both SM17 & SM18)
Barrier Removal Phase 4A Concession Walkway Repairs Phase 2	Completed.	\$91,516
Barrier Removal Phase 4A Lot 2 North Crosswalk Improvements	Completed.	\$66,225
Barrier Removal Phase 4A Bldg D Elevator	Completed.	\$200,344



2017-2018 Completed SM18 Projects



Project	Status	Expended Amount
Barrier Removal Phase 4B Broadmoor Trail Repairs	Completed.	\$656,000 (SM) (*\$141,671 funded from Capital Outlay)
Barrier Removal Phase 4C Lower Toilets in Building E	Completed.	\$10,970
Barrier Removal Phase 4C Science Center Stairwell Wheel Guard	Completed.	\$10,548
Barrier Removal Phase 4C Stair Treads	Completed.	\$16,500



2017-2018 Completed SM18 Projects



Project	Status	Expended Amount
Barrier Removal Phase 4C Parking Ticket Kiosks	Completed.	\$119,687
Barrier Removal Phase 4C Curb Ramp Removal (adjacent Building E)	Completed.	\$28,061
Barrier Removal Phase 4C Loading Zone Repairs (main entry/fountain location)	Completed.	\$65,000



Blaser Settlement



Blaser Settlement deficiency items completed to date:

- ▶ 372 out of 418 exterior (89%) deficiencies have been corrected and 202 completed out of 241 items for interior (84%).
- ▶ Overall, the Blaser Settlement barrier corrective items are 87% 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	Design has been completed and submitted to DSA in January 2023.	\$1,626,855
SAC CEC (mechanical re-key only)	Rekey to Medeco cylinders is completed and in close-out phase. Test pilot of the key inventory and distribution software continues.	\$96,000
SCC Buildings D & H	Architect has completed addressing DSA comments and is resubmitting drawings.	\$3,225,787
DO	60% construction document phase.	TBD

- ▶ 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.



District-Wide Planning Student Housing Feasibility Study (SB 169 Grant Funding)

- ▶ District-wide student survey completed December 2022.
- ▶ SAC and SCC student focus groups completed December 2022.
- ▶ Update to Chancellor's Cabinet on January 9, 2023.
- ▶ Conducted site walks of District owned properties.
- ▶ Advisory Committee first meeting was held on January 20, 2023 and included Vice Chancellor Business Services, Campus Presidents and student representatives from each college.
- ▶ Ongoing activities include: review of market and demand analysis, potential sites, review preliminary scenarios, including long-term impacts, financial analysis and modeling.
- ▶ Upcoming activities include: site evaluations, site recommendations, concept development, and cost estimates.
- ▶ Upcoming Advisory Committee meetings to be scheduled.



District-Wide Planning Civic Center Use AR 6700

- ▶ The Work Group is updating AR 6700 in accordance with Education Code §82537.
- ▶ Twelve (12) Work Group meetings with legal counsel as of January 2023.
- ▶ Fees based on California Code of Regulations, Title 5, sections 14037 through 14042.
- ▶ Updates to the following documents: AR 6700, Applications for each campus, Facility Use Agreement, Exhibits defining different user groups, fees for each campus and site, personnel fees, and security deposits.
- ▶ The Work Group includes Assistant Vice Chancellor of Facility Planning, SAC Vice President of Administrative Services, SCC Vice President of Administrative Services, Assistant Vice Chancellor of ITS, SAC Director of Accounting, SCC Accountant and legal counsel.
- ▶ Next steps: finalize draft documents for review and circulation, Board of Trustees approval of fees, training, and implementation.



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.