

Physical Resources Committee

Meeting of March 1, 2023

1:30 p.m.

Zoom Meeting

PRC Members Present: Carri Matsumoto, Bart Hoffman, Arleen Satele, Joe Melendez, Dane Clacken, Shannon Kaveney, Christine Gascon, Monica Zarske, Binh Dau, Alex Taber, Jason Husky, Raven Cantoran, Ambar Nakagami, Adam O'Connor (Ingram)

PRC Members Absent: Iris Ingram, Michael Turrentine,

Guests Present: Hugo Curiel, Kelvin Leeds, Tae Kim

Minutes

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

Agenda item: Introductions

Discussion: Attendees introduced themselves.

Agenda item: Meeting Minutes – November 2, 2022

Discussion: Ms. Matsumoto called for a motion to approve the PRC Minutes of the November 2, 2022 meeting. Ms. Zarske made a motion, seconded by Mr. Clacken and approved by the committee with one abstention by Ms. Gascon since she was not at the November 2, 2022 meeting.

Agenda item: Scheduled Maintenance and Capital Projects Update – dated March 1, 2023

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

Current Capital Projects:

- SAC Russell Hall Replacement (Health Sciences Building): The construction is delayed. There are delays with ITS equipment. Window testing is completed. Construction is anticipated to be complete at the end of August 2023. The demolition of Russell Hall will occur after the new Health Sciences Building is completed. The demolition is anticipated to begin Fall 2023. The move relocation will be phased from December 2023 through January 2024. Mr. Leeds noted faculty have expressed concerns that some of the classroom doors in Russell Hall do not lock. Ms. Matsumoto noted this should be submitted as a work order and ask Mr. Hoffman if this is something they could look into. Mr. Kaveney asked Mr. Leeds to send him the room numbers that have doors that do not lock so they could look into this issue.
- SAC Campus Entrance Improvements: Currently working on a logistics plan for the Russell Hall demolition.
- SAC Barrier Removal Signage/Wayfinding: Construction is 30% complete.
- SAC TV Phase 5A Fashion & Others: Construction plans under review by DSA.

- SAC Building S – Safety Key Room: This project is in the bid phase.
- SAC Centennial Education Center Redevelopment: A meeting with President’s Cabinet occurred on February 1, 2023 and a joint city Work Group meeting occurred on February 15, 2023. As a result of Work Group meeting, further refinements are underway to the preferred option. An additional joint city Work Group meeting is scheduled for March 8, 2023 to review revised plans.
- SAC Bristol & 17th Street Property, Site Master Planning Study: Meetings occurred with President’s Cabinet on February 14, 2023 and Facilities & Safety Committee on February 21, 2023. Upcoming activities include the development of a total cost of ownership analysis/business plan for the educational plan scenarios and the FTES goals. It will include the cost estimates for construction and projected recurring operational and maintenance costs. A progress meeting is scheduled on March 7, 2023 with the dean and faculty.
- SCC Orange Education Center Building Certification: The remediation system installation is complete. The Air Quality Management District issued the permit to operate and site remediation activities are underway. Working with a real estate consultant and looking at lease options and exploring various development options.
- SCC Campus Entrance Improvements Phase 1: The award of bid is anticipated for approval by the Board of Trustees on March 13, 2023. Target construction March 2023 –March 2024 and will last about a year.
- SCC Campus Entrance Improvements Phase 2: Project is in the last phase of design and DSA submittal anticipated Summer 2023.
- SCC Barrier Removal Signage/Wayfinding: Construction is 85% complete.
- SCC Erosion Control: Notice of Completion was approved by Board of Trustees.
- SCC Building D Restroom Renovations (Multi-User & Single User): The contractor was issued a default letter and the project is delayed. The 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.
- SCC Soccer Path of Travel (POT) & Seating Repairs: Project is in 90% construction document phase.
- SCC Barrier Removal Lot 2 (S) and 7 Crosswalk Improvements: Construction is 95% complete.
- SCC M&O M101 Modifications: This project is in the procurement phase.
- District-Wide Access Control & Key Projects: These projects are on-going.
 - SAC Bldg D: Design has been completed and submitted to DSA in January 2023.
 - CEC (mechanical re-key only): Rekey to Medeco cylinders is completed and in close-out phase. The test pilot of the key inventory and distribution software continues.
 - SCC Bldgs D & H: Architect has completed addressing DSA comments and is resubmitting drawings.
 - DO: 100% construction document phase.
 - 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. 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)
- SM22 SAC Buildings G, H, & W HVAC Replacement: Project is in 60% construction document phase. Scope reassessment for retrofit options for outdated HVAC units.
- SM22 SAC Buildings F, I, & J Roof Replacement: Notice of Completion is anticipated for approval by the Board of Trustees on March 13, 2023.
- SM22 SAC Buildings L, T, & X HVAC & Roof Replacements: Project is in 60% construction document phase. Scope reassessment for retrofit options for outdated HVAC units.
- SM22 SCC Buildings A, B, D, G, H, SC Enclosure Repairs: Construction is 80% complete.
- SM22 SCC Building G Pool Repair: This project is in the design phase and waiting for Orange County Health Care Agency approval.
- SM22 SCC A&B Plaza Entry: Notice of Completion is anticipated for approval by the Board of Trustees on March 13, 2023.
- SM22 SCC CDC Repairs: Project is in the planning phase. Working on scope development.
- SM22 SCC Buildings A & B Air Handler: Award of Bid was approved by the Board of Trustees on February 27, 2023.
- SM22 SCC Buildings C, D, & U HVAC Replacement: Formal bid documents are being prepared. Project will be funded under 22/23 State Scheduled Maintenance.
- 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 bid phase.
- SM19 SAC BR Library Restroom Upgrade: Repair work is completed and the restrooms reopened on February 13, 2023.
- SM19 SCC Campus-wide Handrail Repairs: Construction is 90% complete.
- 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.

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

- On September 23, 2021, the Governor signed Senate Bill 169 as part of the budget bill.
- Established the Higher Education Student Housing grant Program to increase affordable student housing across the three public higher education segments.
- Prior budgets committed a total of \$2.2 billion (one-time General Fund) for student housing construction grants over a three-year period, including \$750 million planned for FY 2023-2024.

- The Governor’s budget proposes delaying \$250 million of the anticipated 2023-2024 support for affordable student housing projects to the 2024-2025 fiscal year. This would maintain \$500 million for student housing construction grants in 2023-2024. The Chancellor’s Office is the administering agency for community college student housing projects - SB 169 grant program.
- RSCCD was awarded a \$500,000 Planning Grant.
- Round Two construction grant applications were due January 25, 2023.
- Round Three construction grant applications are due July 3, 2023.
- Proposed award date for round three applications: July 15, 2024.
- District is only allowed one application.
- The application is scored using the following rubric criteria:
 - State funding per bed
 - Rents below statutory rent cap
 - Construction start date
 - Geographic Location
 - Unmet demand
 - Partnership with another CA public postsecondary institution
 - Augment construction cost with partnerships or additional funding
 - Ancillary services
 - Regions of High Need
 - Cost of living
- 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 meeting on March 1, 2023.

Civic Center Use AR 6700 Update:

- 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.

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.

Summary of On-Going Planning Activities:

- Complete the Bristol and 17th Street – Site Master Planning Study.
- Complete CEC Redevelopment Site Master Planning Study.
- Continue to evaluate various alternatives to leased spaces for the OEC.
- Complete the Affordable Student Housing Feasibility Study.
- Application if the District desires to apply for third round of grant funding, Board of Trustees must approve the grant application no later than June 2023 as the deadline to apply is July 3, 2023.
- Working on retaining real estate consulting services to assist with identifying properties.
- Update the 5-Year Capital Outlay Plan as the annual state deadline is typically July 1, 2023.
- Prepare an addendum to the Facilities Master Plan Update to incorporate the completed studies anticipated Summer 2023.

Ms. Zarske asked about student housing funding. Ms. Matsumoto noted the feasibility study has a few objectives. One objective is can we qualify for State's construction grant program? Will the revenue of rents collected based off the number of beds cover the on-going costs? Will there be minimal or no impact to the District or college to cover shortage? Another objective is what does it look like as a development opportunity outside of grant funding? This will require further analysis. Construction costs are probably over \$50 million. Mr. Kim noted after talking to other colleges, they are learning that there is a third partner operator managing the property and there has been an underestimation of construction costs and operating costs.

Agenda item: Sustainability Committee Update

Discussion: Ms. Matsumoto noted the committee has an upcoming meeting on March 15, 2023 and the college Earth Day events are coming up in April. Ms. Satele noted SCC's Earth Day event will be on April 20, 2023 from 10am-2pm.

<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 SCC Facilities and Safety Committee meeting from November 21, 2022. Ms. Satele noted the committee met last Monday and everyone is happy with the projects going on at the college.

Meeting minutes were distributed from the SAC Facilities and Safety Committee meeting from October 18, 2022 and November 15, 2022. Mr. Hoffman noted the committee approved the second reading of committee goals at the October 18, 2022 meeting. The committee talked about the work order process at the November 15, 2022 meeting. A hot topic of discussion is the demolition of Russell Hall after the completion of the Health Sciences Building. The college needs to work closely with DO Facility Planning to make sure whatever we do is student centered and we don't impact student interest in pursuing an education when Parking Lot 1 is shut down. Mr. Melendez noted he fully understands about making sure the demolition is student centered and making this demolition safe for the students. Hazmat would occur before the demolition in February 2024, then demolition would occur after starting March for a few months and this is all being closely coordinated with the college and will do everything we can to minimize the impact to the students. Ms. Matsumoto noted we will make sure we communicate with the college and come up with the best logistics plan as possible.

Agenda item: Meeting Schedule

Discussion: The next scheduled meeting on Wednesday, May 3, 2023.

Agenda item: Other

Discussion: There were no comments.

Adjournment: Ms. Matsumoto called for a motion to adjourn the March 1, 2023 PRC meeting. Mr. Hoffman made a motion, seconded by Ms. Zarske and approved unanimously to adjourn at 2:35 p.m.