

# Physical Resources Committee Meeting

Project Update



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

November 13, 2024

# 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:

- ▶ Project is in close-out phase.
- ▶ Coordinating with the State Chancellor's Office for reimbursable expenses.

#### Budget:

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



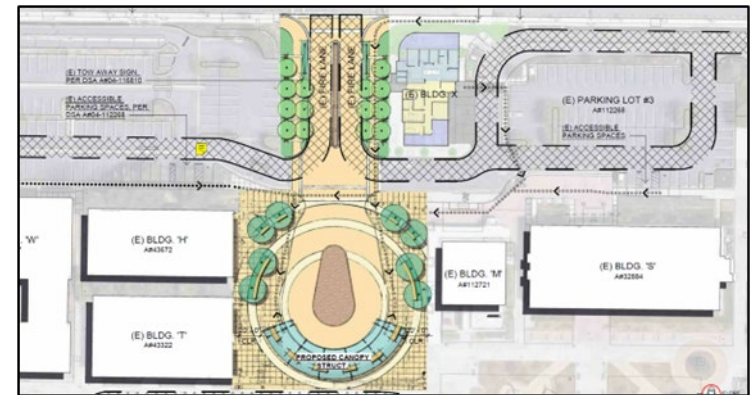
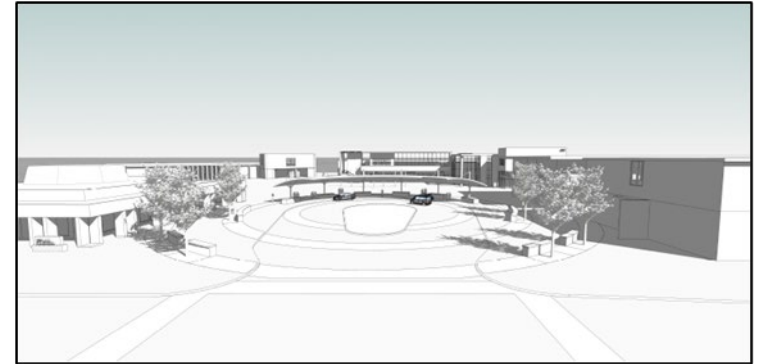
# Current Capital Projects

## 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 October 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:

- ▶ Construction started in mid-October 2024.

#### Budget:

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



# Current Capital Projects

## Russell Hall Demolition Logistics Plan

### Alternate Campus Entrances & Vehicular Routes



# Current Capital Projects

## Russell Hall Demolition Logistics Plan

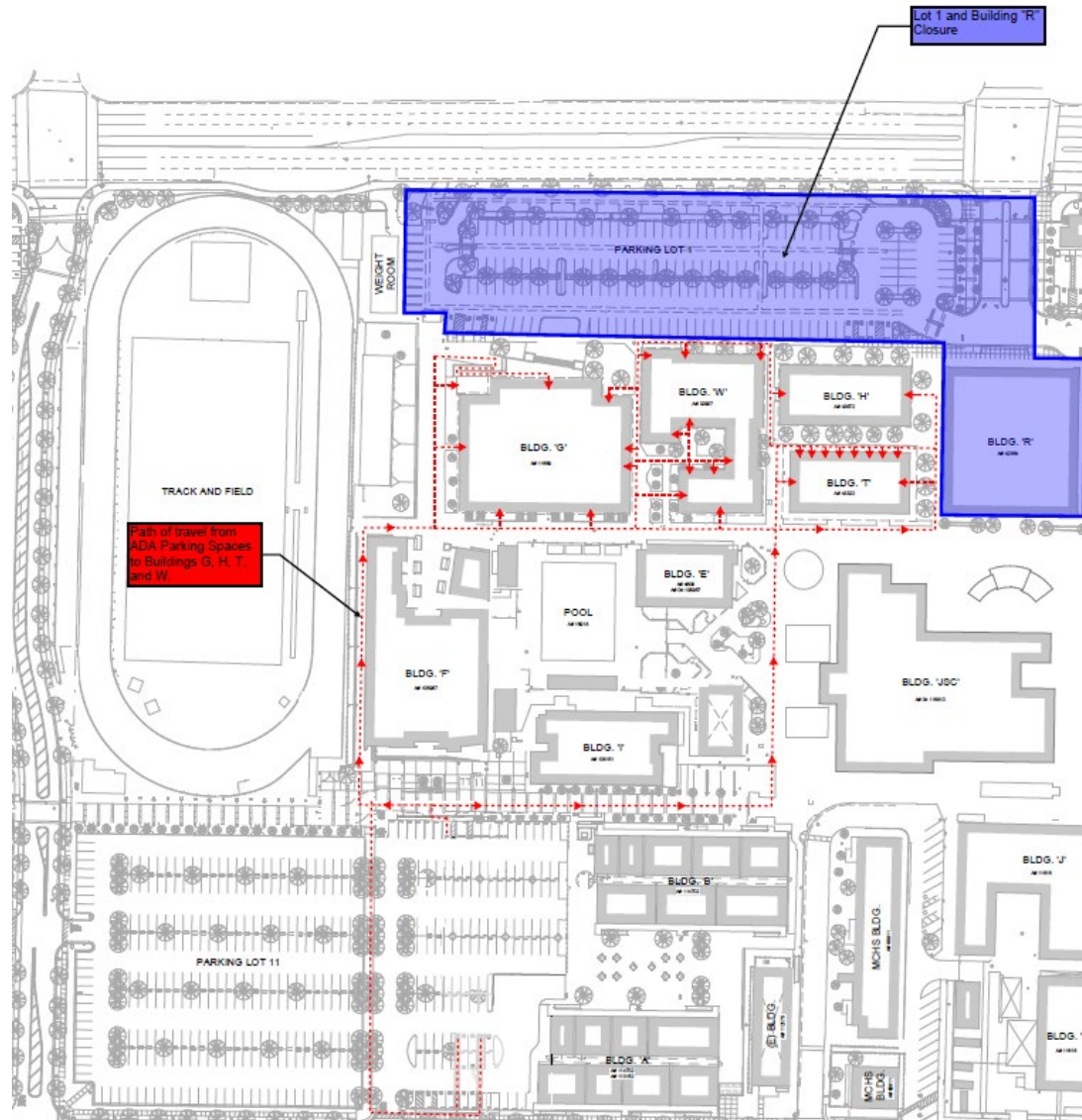
### Pedestrian Paths of Travel



# Current Capital Projects

## Russell Hall Demolition Logistics Plan

### ADA Parking Path of Travel



# Current Capital Projects

## 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 (completed)</li><li>-Storm drain system improvements (bidding)</li><li>-Installation of additional low voltage data cabling (preparing award of contract)</li></ul>	\$150,000



# Current Capital Projects Reconfigurations & Restoration Santa Ana College

Project	Status	Estimated Budget
Temporary Village (TV) Phase 5A Fashion & Others	Construction started and will continue into Fall 2024.	\$1,171,000



VL 105 Fashion Design



VL 110 Thrive Center

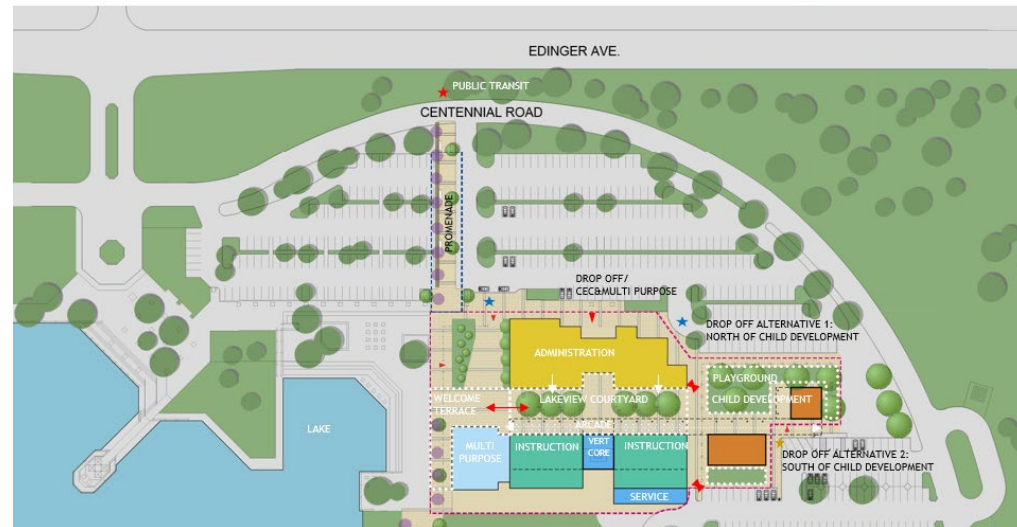
# Current Capital Projects Planning Activities Santa Ana College

Project	Status	Estimated Budget
Centennial Education Center Redevelopment	Upon completion of the Site Planning Analysis Study in February 2024, the District hired MRY Architects to continue with Program Refinement and Schematic Design. Kickoff meetings are being held with Executive and User Groups. <i>Several meetings have occurred with work and user groups. A meeting occurred with President's Cabinet to confirm program. Finalizing program.</i>	Planning Only \$908,365 (under review)  \$1 million Improvement Contribution

## PROJECT SCOPE

- New Building Area = 57,000 – 60,000 GSF
  - CEC Campus Modular Building Replacement – 52,500 SF
    - Academic/Instruction & Student Services ~ 27,000 SF
    - Administration ~ 16,500 SF
    - Child Development Center ~ 5,000 SF
  - New Multi-Use Space ~ 6,000 SF
- Exterior Space = 68,300 SF
  - Welcome Terrace
  - Lakeview Courtyard: Outdoor Learning & Student Life
  - Child Development Playground
  - Pedestrian Connection to Public Bus Stop

## SITE PLAN: Preferred Concept



# 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 project was submitted to DSA.	\$690,000 (Design Only)
Building K Canopy	The project was submitted to DSA. California Geological Survey review requested and underway.	\$657,500
SAC AV Upgrade Project	The agreement for architectural services was approved by the Board of Trustees on August 12, 2024. Design Development review completed. Construction document phase is underway.	\$750,000
CEC AV Upgrade Project	The agreement for architectural services was approved by the Board of Trustees on August 12, 2024. Design is underway.	\$1,070,000
Public Safety Feasibility Study	Feasibility study is underway. Several options are being developed along with a total cost of ownership to inform decision makers. See attached presentation.	TBD

# Current Capital Projects Planning Activities Santiago Canyon College

Project	Status	Estimated Budget
Water Utility Sciences	Several meetings have occurred with work and user groups. A meeting occurred with President's Cabinet to review several options. Waiting for decision.	\$320,500

# 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

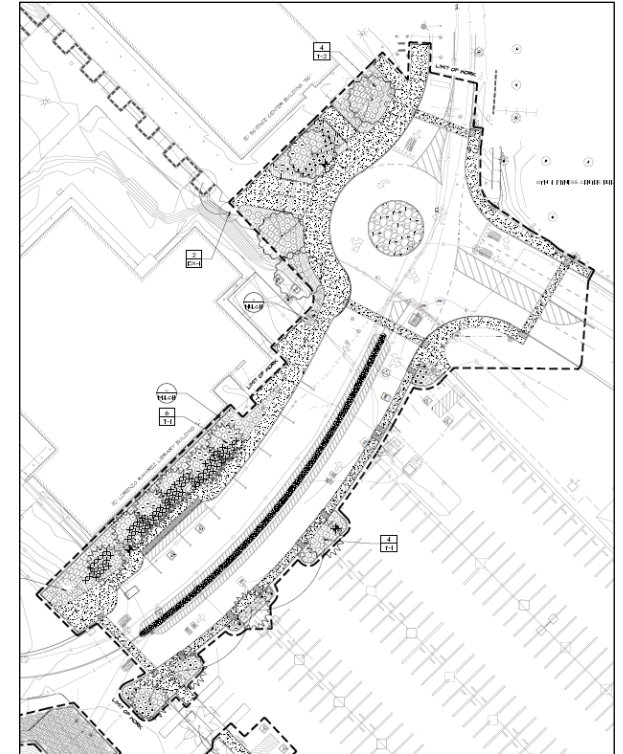
### Santiago Canyon College

#### 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 Notice of Completion was approved by the Board of Trustees on August 12, 2024.
- ▶ Secondary projects:
  - ▶ Parking Lot #6 seal coat and re-striping was completed on August 31, 2024.
  - ▶ Traffic deterrent will be installed at new bioswale curb, adjacent to drive aisle, to alert and deter vehicles from mounting curb - [preparing bid documents](#).



#### Budget:

- ▶ \$4.1 million (under review)

# Current Capital Projects

## Campus Entrance Improvements Phase 2

### Santiago Canyon College

#### Project Summary:

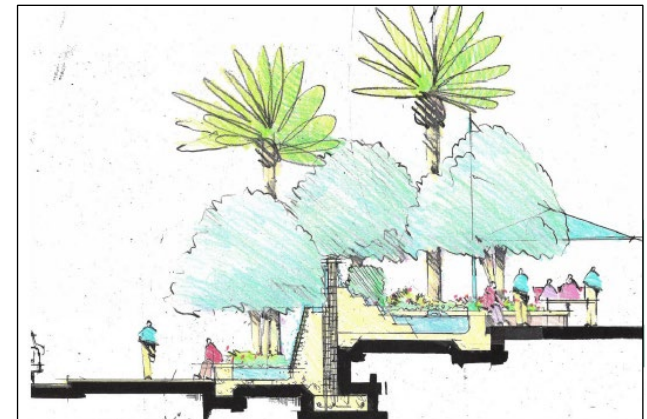
- ▶ Project is a result of the Blaser Settlement to correct path of travel slope deficiencies in and around the quad adjacent several building locations, the front campus entrance and access from the public right of way and nearest bus stop, including areas around the fountain.
- ▶ Phase 2: path of travel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

- ▶ Received DSA approval in April 2024
- ▶ Project phasing aligned to fit current budget and college priorities
- ▶ Coordinating logistics plan with the campus
- ▶ Contractor prequalification in process
- ▶ Target out to bid **December 2024** for phases 2A & 2B Front Entrance and Fountain Plaza (**under review**)
- ▶ **Target construction June 2025** after commencement (**under review**)

#### Budget:

- ▶ **\$7.5 million** (under review)





# Current Capital Projects Santiago Canyon College

Project	Status	Estimated Budget
Soccer Path of Travel (POT) & Seating Repairs	Award of bid for the contractor is anticipated for approval by the Board of Trustees on November 12, 2024.	\$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 Roofing Repairs	Construction is anticipated to be completed by mid to late November 2024.	\$1,010,000



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

Project	Status	Estimated Budget
CEC Improvements	Bid Phase. Bids were due November 6, 2024 and are under review.	\$1,200,000
Fire Systems & Code Repairs (SAC, DMC, CEC & OCSRTA)	Contractor is preparing to begin construction.	\$1,177,553
Bldg E Pool Equipment Replacement	Initial assessment has been completed. Design team is preparing construction documents.	\$700,000
Bldg E Pool Resurface	Initial assessment has been completed. Design team is preparing construction documents.	\$470,000



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

Project	Status	Estimated Budget
Bldg T ADA Sidewalk Repairs	Design phase.	\$400,000
Fire Systems & Code Repairs	80% construction complete.	\$1,041,700
Bldg D HVAC	Notice of completion was approved by the Board of Trustees on October 28, 2024.	\$150,000
Bldg G Mechanical Insulation Repairs	Award of bid was ratified by the Board of Trustees on October 28, 2024.	\$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 A & B Siding Repairs	Bid phase. Bids were due October 23, 2024 and are under review.	\$150,000

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

Project	Status	Estimated Budget
Fire Systems & Code Repairs	Close-out phase.	\$116,000
Plumbing Repairs	Preparing construction documents.	\$125,034
HVAC VAV Valve Replacement	Preparing construction documents.	\$300,000



# 2022-2032 Completed SM23 Projects Santiago Canyon College

Project	Status	Expended Amount
Bldgs D, E, H & SC Lockset Repairs	Completed.	\$41,363



# 2021-2022 Scheduled Maintenance (SM22) Santa Ana College Projects

Project	Status	Estimated Budget
Building G HVAC Replacement	The project was submitted DSA.	\$1,992,831 (under review)
Buildings L, T, W & X HVAC & Roof Replacements	Award of bid was approved by the Board of Trustees on October 28, 2024.	\$2,700,323
Barrier Removal Campus-wide	Contract was awarded and construction started in September 2024 for ADA signage replacement at multiple buildings.	\$200,000
Bldg I and B10/B11 Roof	Award of bid is anticipated for ratification by the Board of Trustees on November 12, 2024 and construction is anticipated to start November 18, 2024.	\$248,817



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

Project	Status	Estimated Budget
CDC Repairs	Project is in 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.	\$454,748
Buildings A & B Air Handler	Completed.	\$156,401

# Facility Modification Requests Santa Ana College Projects

Project	Status	Estimated Budget
MCHS Phase 2 Roof Replacement	Notice of completion was approved by the Board of Trustees on October 28, 2024.	\$685,000
Building S Security Doors	Design Development Completed. 60% Construction Document under review. Intercom requirement under review with ITS.	\$139,240
SAC Dunlap Amphitheater Shade	The contract for architectural services was approved by the Board of Trustees on October 28, 2024.	\$1,524,500
SAC Central Mall Shade	The contract for architectural services was approved by the Board of Trustees on October 28, 2024.	\$342,500

# Facility Modification Requests Santiago Canyon College Projects

Project	Status	Estimated Budget
M109 Restoration	The remaining set of furniture was installed.	\$99,000
CDC Interior Improvements	Phase 2 (Flooring Repairs): Construction is anticipated to start at the end of the fall semester.	\$105,000
Jamboree Marquee	Developing RFP for architectural services.	\$210,100
SC220-1A Autoclaves	Preparing bid documents.	\$160,000

# ADA Transition Plan

Description/Scope: Removal of Barriers as outlined in the ADA Transition Plan.

Completed Activities as of September 30, 2024:

ADA Transition Plan Progress				
Site	No. of Issues	Completed	Remaining	% Complete
SCC	2,937	1,424	1,513	48%
SAC	6,166	2,450	3,716	40%
DO	526	107	419	20%
Other	1,221	168	1,053	14%
Total	10,850	4,117	6,733	40%



# Blaser Settlement

Blaser Settlement deficiency items completed to date:

- ▶ 382 out of 417 exterior (92%) 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 and design.



# 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 October 2023. Construction is currently unfunded.	\$3,225,787 (under review)
DO & DW (SAC, OCSRTA, DMC & SCC) Medeco Rekey	District Office project is in the close-out phase. Bids were received for the districtwide rekey project and they are under review.	\$391,160 (under review)

- ▶ Revisions to the AR 3501 are under review. Work Group meeting to be scheduled.



# District-Wide Unfunded Projects

As of June 3, 2024:

- ▶ Five-Year Scheduled Maintenance Plan (w/ADA) \$298.4 million
- ▶ Technology, Safety/Security, Access Control Infrastructure \$124.4 million
- ▶ Fire, Life, Safety \$13.74 million
- ▶ Sustainability and Stormwater Improvements \$47.9 million
  
- ▶ **Total Amount of Unfunded Projects \$484.6 million**

Note: This excludes the Colleges' Facility Master Plan major capital projects



# District-Wide Planning State Chancellor's Office Deadlines

- ▶ 2026-30 Five-Year Capital Outlay Plan was due July 1, 2024 - submitted
- ▶ 2024-25 Five-Year Scheduled Maintenance Plan was due October 28, 2024 - submitted
- ▶ 2024-25 Space Inventory Report was due October 4, 2024 - submitted
- ▶ 2023-24 Energy Usage Data is due December 2, 2024 - submitted
- ▶ 2024-25 Instructional Support Equipment Five-Year Plan is due December 2, 2024 - pending

# District-Wide Planning Sustainable Master Plan Update

- ▶ The Sustainable RSCCD Committee 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 had nine meetings.
- ▶ The draft RSCCD 2025 Sustainability Plan Zoom Town Hall will take place on November 21, 2024 from 12:00pm - 1:00pm
- ▶ [Link to view draft RSCCD 2025 Sustainability Plan: Sustainable RSCCD Committee \(SRC\)](#)

# Sustainable RSCCD Committee 2024 Sustainability Survey

The Sustainable RSCCD Committee invites you to take the 2024 Sustainability Survey. Take a few minutes to tell us about your views on sustainability and help shape the RSCCD Sustainability Plan.

RSCCD's Sustainability Plan endeavors to minimize its impact on the environment through stewardship of natural resources and the environment.

[Take the Survey Here: tinyurl.com/RSCCDSustainability2024](https://tinyurl.com/RSCCDSustainability2024)



# Physical Resources Committee Meeting Project Update November 13, 2024

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## Questions

