

Board Facilities Committee Meeting

August 10, 2023

Capital Projects Overview

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Facility Planning, Construction & District Support Services



Department Mission Statement

- ▶ The purpose of the Facilities Planning, Construction and District Support Services Department is to ensure the district's 1.2 million square feet of building inventory is adequate, safe and maintained to support the district's educational programs, services, administrative functions and other operations. The department is responsible for overseeing and managing the planning, design, construction and implementation of major capital outlay projects, state scheduled maintenance projects and bond funded projects that are aligned with the Colleges' Facility Master Plans. The department endeavors to provide, enhance and create safe, sustainable, efficient facilities that support the diverse needs of students.

Capital Projects Overview

Topics:

- ▶ ADA Transition Projects
- ▶ Sustainability Planning
- ▶ Fire Protection System Services
- ▶ Key Inventory and Electronic Access Control
- ▶ Addendum to Master Plan Update
- ▶ Workload

ADA Transition Projects

Governing Codes:

- ▶ Americans with Disabilities Act (ADA) of 1990 as amended, 42 U.S.C. §12101 et seq., Title II and Title III.
- ▶ 2010 ADA Standards for Accessible Design
- ▶ 2019 California Building Standard Codes (Title 24, Part 2, Chapter 11B) with 2021 Supplemental Changes, California Code of Regulations, and California Assembly Bill (AB) 2222
- ▶ Public entities with 50 or more employees were required to develop a “Transition Plan” in response to the self-evaluation conducted under Title I and Title II of the ADA along with Section 504 of the Rehabilitation Act of 1973, 29 U.S.C. §794 (referred to Section 504 Self-Evaluation)

ADA Transition Projects

Requirements:

- ▶ A Transition Plan is required to 1) identify physical obstacles in facilities that limit the accessibility of its programs and activities such as class offerings to individuals with disabilities; 2) describe the methods that will be used to make the facilities accessible; and 3) specify the schedule for taking the steps necessary to achieve compliance. To the extent that structural changes in facilities are needed in order to provide programmatic access, the public entity is required to develop a Transition Plan describing the facility modifications that are needed. Facility modifications and improvements to correct accessibility deficiencies in buildings are undertaken as the District modernizes and replaces buildings and when new capital projects are planned and constructed.
- ▶ Additionally, as part of the Section 504 Self-Evaluation, the District as an institution is required to examine each program area (i.e. academic departments, operations at each site/location where services are provided and offered for students) in its entirety, to ensure these programs are made accessible to persons with disabilities. Policies, practices, communication methods, training of staff and other procedures are among some of the areas and items reviewed in the self-evaluation study.

ADA Transition Projects

Background:

- ▶ January 1994, the District completed a “Transition Plan”.
- ▶ December 2018, the District completed its Self-Evaluation and ADA Transition Plan Update.
- ▶ March 25, 2019 Board of Trustees report presented with findings and recommendations.

ADA Transition Projects

Capital Projects Work in Progress related to Facilities of the ADA Transition Plan:

- ▶ As of June 2023, there were 10,850 deficiencies identified in the District.
- ▶ 2,789 have been corrected/completed to date.
- ▶ 26% completed districtwide.
- ▶ 1,685 deficiencies are currently in progress of being corrected.
- ▶ Estimated cost to correct remaining deficiencies \$45 million +

ADA Transition Projects

ADA Transition Plan Progress

Site	No. of Issues	Completed	Remaining	% Complete
SCC	2,937	1,263	1,674	43%
SAC	6,166	1,391	4,775	23%
DO	526	58	468	11%
Other	1,221	77	1,144	6%
Total	10,850	2,789	8,061	26%

ADA Transition Plan Progress

Site	No. of Issues	Completed	In Progress	Remaining	% Addressed
SCC	2,937	1,263	312	1,359	54%
SAC	6,166	1,391	1,208	3,567	42%
DO	526	58	2	466	11%
Other	1,221	77	137	1,007	17%
Total	10,850	2,789	1,685	6,399	41%

Blaser Complaint

Blaser Complaint:

- ▶ Arthur Blaser filed a complaint on 9/10/13. Board rejected this complaint on 10/28/13.
- ▶ Blaser filed a second complaint with the Superior Court on 4/18/14. Alleged District violated CA civil rights laws and statutes by failing to provide full and equal access to facilities, services and accommodations at Santiago Canyon College. The college was served the complaint on 5/5/14.
- ▶ August 2015, District went to mediation. In October 2016, the parties settled.
- ▶ The settlement agreement identified specific repairs to be corrected within a ten-year time frame starting from 2015.

Blaser Settlement Summary

- ▶ The Blaser settlement agreement identified a total of 658 non-compliant items at the SCC Campus that require repairs. There were additional non-compliant items identified by the Blaser legal survey team that was not agreed upon to be repaired and instead are included in future ADA Transition Plan projects.
- ▶ 379 out of 418 exterior (91%) deficiencies have been corrected and 202 completed out of 241 items for interior (84%).
- ▶ Overall, the Blaser Settlement barrier corrective items are 89% complete.
- ▶ The initial repairs were easily repaired with relatively simple, low-cost solutions. The remaining repairs tend to be more difficult projects with higher total costs. Due to the impact of on-campus activities, lengthy public procurement processes, Division of the State Architect (DSA) approvals, availability of qualified design and construction teams, having to reject bids and rebid, and the COVID-19 pandemic, some of the scheduled repairs have been negatively impacted.

Blaser Settlement Summary

- ▶ Funding for the Blaser projects has primarily been from State Scheduled Maintenance allocations and offset with some additional Capital Improvement funding sources. Since 2018, capital funding has been allocated each year specifically for Blaser settlement corrective items.
- ▶ Projects completed \$5,816,134.
- ▶ Current projects in progress approximately \$14.6 million.
- ▶ Additional project planning is ongoing to identify future projects and budgets necessary to complete all the Blaser settlement agreement non-compliant items. Most difficult corrections are at Buildings A & B.
- ▶ Contingent upon funding, repairs for remaining non-compliant items will take approximately 4-5 more years.

California Community Colleges Chancellor's Office Program Review

- ▶ In November 2015, CCCO notified SCC it would be conducting an Office of Civil Rights (OCR) Program Compliance Review for accessibility.
- ▶ OCR site visit occurred in April 2016.
- ▶ Self-evaluation report with findings provided to college in summer 2016.
- ▶ 35 facility related items to be addressed. 33 items completed to date.
- ▶ 2 items remaining to be addressed that are contingent upon DSA approval and funding (Building B restrooms modernization and path of travel Building D to be addressed as part of Phase 2 Campus Entrance Improvement project)
- ▶ Required annual door pressure maintenance policy be implemented at college.

Facilities Advisories and Guidance

- ▶ General Accessibility Guidelines for Facilities (i.e. configuration of workstations, desks, storage, furniture, signs, etc.)
- ▶ Annual Door Pressure Maintenance Guidelines (in progress)

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Sustainability Planning

Governing Codes and Regulations:

- ▶ 2012 State CA Community Colleges Sustainability Plan Guidebook released
- ▶ 2013 California Green Building Standards Code-Part 11, Title 24, CA Code of Regulations also known as “CalGreen Code”
 - ▶ Division of State Architect develops emergency regulations for water reduction measures in new construction projects
- ▶ April 2012 Governor Brown’s Executive Order B-18-12 Green Building Practices to improve energy, water and materials efficiency, improve air quality and working conditions for State employees. Water Use Reduction Guidelines and Criteria prepare by the CA Department of Water Resources
- ▶ Numerous past Executive Orders in 2014-2015 regarding Water Conservation for State agencies
- ▶ Districts encouraged to undertake reductions and implement best management practices

Sustainability Planning

- ▶ Board Policy 6012 Sustainable Practices and AR 6012 Sustainable Practices
- ▶ March 9, 2015 the Board of Trustees approved a Sustainability Plan with Goals and Objectives:
 - ▶ Goal 1 Campus & Community Engagement
 - ▶ Goal 2 Curriculum Development
 - ▶ Goal 3 Energy
 - ▶ Goal 4 Facilities Design & Operation
 - ▶ Goal 5 Solid Waste Management
 - ▶ Goal 6 Sustainable Procurement
 - ▶ Goal 7 Transportation
 - ▶ Goal 8 Water Management
- ▶ Objectives: Environmentally preferable purchases, purchasing practices, management responsibilities for recycled products, waste management and recycling waste, hazardous materials, energy, resource conservation, environmental education and training, facilities and construction, grounds and landscaping, transportation and air quality

Sustainability Planning

- ▶ The Division of State Architect, the California Community Colleges State Chancellor's Office and the State of California, continues to lead in the development and implementation of sustainability policies related to greenhouse gas emissions, energy, water, transportation, and green operations in alignment with the **California Green Building Standards Code-Part 11, Title 24, CA Code of Regulations** also known as “**CalGreen Code**”. It is the first in the nation that has a mandatory green building standards code.
- ▶ There are evolving and changing laws and regulations by the State and in the Building Code, Title 24 that occur annually and bi-annually.



Sustainability Planning

- ▶ **New:** Mandate to provide annual updates to the California Energy Commission on utilities/use and the State Chancellor's Office. Penalties for non-compliance. Implemented in 2023.
- ▶ **New:** The Division of the State Architect has added a fourth area of plan review for **Sustainability**. Existing plan review for: fire life safety, structural and accessibility compliance. New plan check requirement implemented in 2023.
- ▶ **New:** Anticipated adoption in Fall 2023. The CA State Water Resources Control Board intends to designate K-12 and Community College Districts as stormwater dischargers MS4 Permit which would require Districts to implement best practices, monitor and test in order to manage all stormwater discharge. Penalties for non-compliance.

Sustainability Planning

Updating the District's 2015 Sustainability Master Plan:

- ▶ A District Work Group 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 in need of updating the plan.
- ▶ Reviewing the feasibility and impact of alignment with the State's plan.
- ▶ The Sustainable RSCCD Ad-Hoc Committee and Work Group will make recommendations on the Update to the Sustainability Master Plan.
- ▶ Kick-off meeting with Work Group occurred May 2, 2023.

Fire Protection System Services

Governing Codes:

- ▶ National Fire Protection Code (NFPA) 72 National Fire Alarm and Signaling Code and NFPA 13 Standard for the Installation of Sprinkler Systems
- ▶ **New:** The California Fire Code, Title 24, Part 9 became code-mandated on January 1, 2023.
- ▶ It requires the District to maintain an inventory of all fire-resistance-rated construction in buildings to resist the passage of smoke. All such locations must be tagged and maintained accordingly with signage to ensure these locations are in proper condition.

Fire Protection System Services

- ▶ On July 1, 2022 the Facility Planning, Construction and District Support Services became responsible for the maintenance of fire protection systems for the entire District (previously the responsibility of Campus Safety and the Colleges).
- ▶ In 2023 the department has completed a comprehensive assessment and inventory of fire-resistance-rated construction locations, including identification of all deficiencies districtwide that need to be corrected per code.

Fire Protection System Services

Estimated Cost for Repairs:

\$5 million+ - one time cost to complete the repairs

- ▶ Santiago Canyon College - \$1.9 million
- ▶ Santa Ana College - \$3.0 million
- ▶ District Operations Center - \$150,000
- ▶ Ongoing maintenance costs estimated at approximately \$30,000 per year once the initial deficiencies have been addressed.

Key Inventory and Electronic Access Control

- ▶ *Administrative Regulation 6520 -Security for District Property* is undergoing revisions as part of lessons learned from the test pilot which includes ***new key request and distribution procedures that employees must follow.***
- ▶ Workgroup established in 2019 to discuss new key distribution procedures and guidelines.
- ▶ District needed a Master Key Hierarchy to manage all existing or new “mechanical” keys in order to achieve proper key inventory control.
- ▶ An electronic key card access control system for entry into new buildings was also desired to be implemented with new construction of buildings. This includes adding new electronic access control hardware and readers at select locations across doors and integrating equipment into a ***new*** district-wide access control software platform.
- ▶ Challenge: Maintaining legacy key system and transitioning to new key inventory system and electronic key card access.



Key Inventory and Electronic Access Control

- ▶ 57 Buildings Districtwide Surveyed
 - ▶ SAC-35
 - ▶ SCC-12
 - ▶ OCSRTA-2
 - ▶ CEC-8
- ▶ Over 3,000+ doors identified (multiple types of doors and varying conditions)
- ▶ Estimated upgrade costs for keys, locks and electronic key card access \$56 million +

Key Inventory and Electronic Access Control Test Pilot Projects

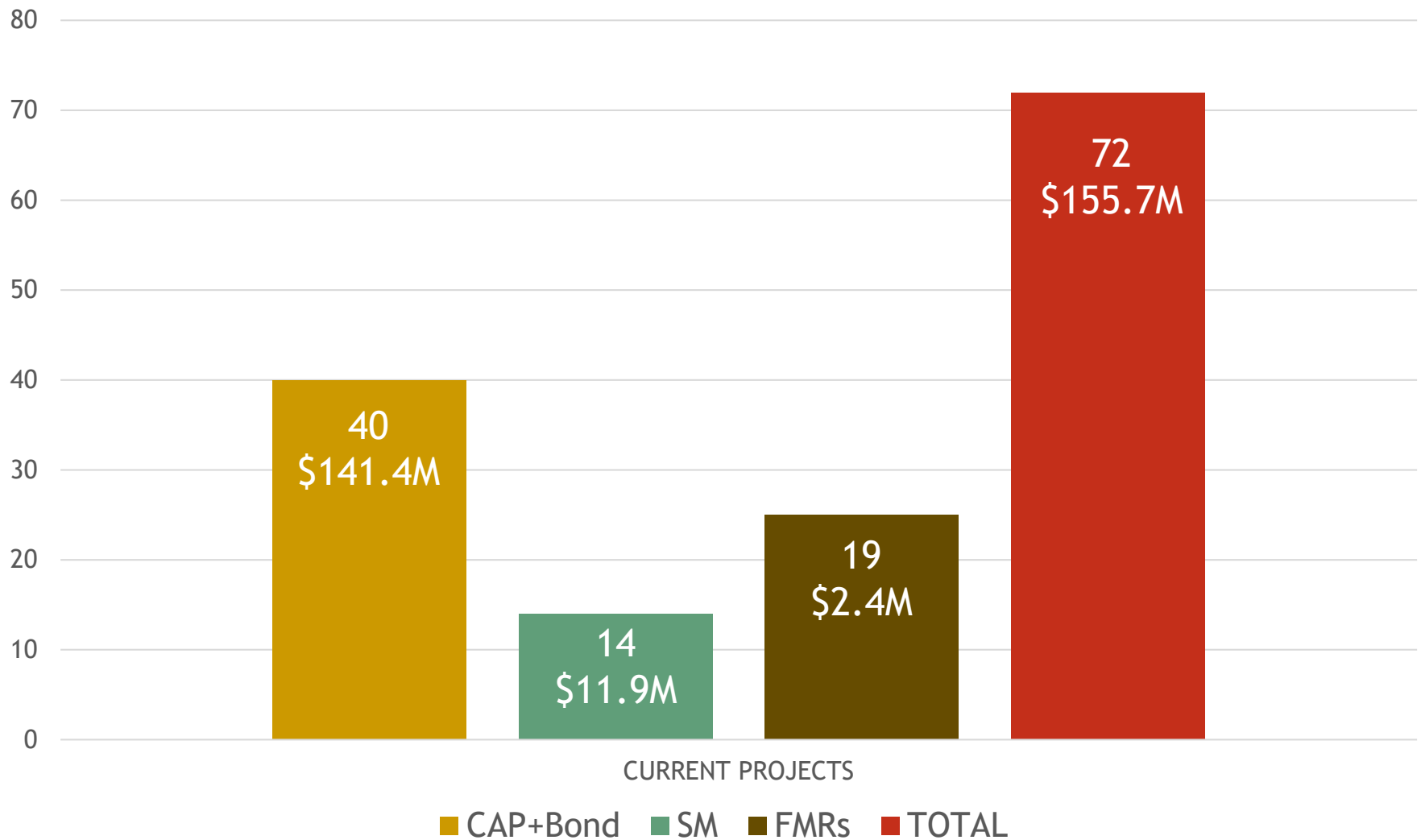
Project	Status	Estimated Budget
SAC Building D	Design has been completed and submitted to DSA in January 2023.	\$1,626,855
SAC CEC (mechanical re-key only)	Rekey to new Medeco cylinders is completed and in close-out phase. Test pilot of the key inventory and distribution software continues.	\$96,000
SCC Buildings D & H	Architect has completed addressing DSA comments and is resubmitting drawings.	\$3,225,787
DO	100% construction document phase.	\$500,000

Addendum to Facilities Master Plan Update

June 27, 2022: Board of Trustees approved an Update to the District's Facilities Master Plan

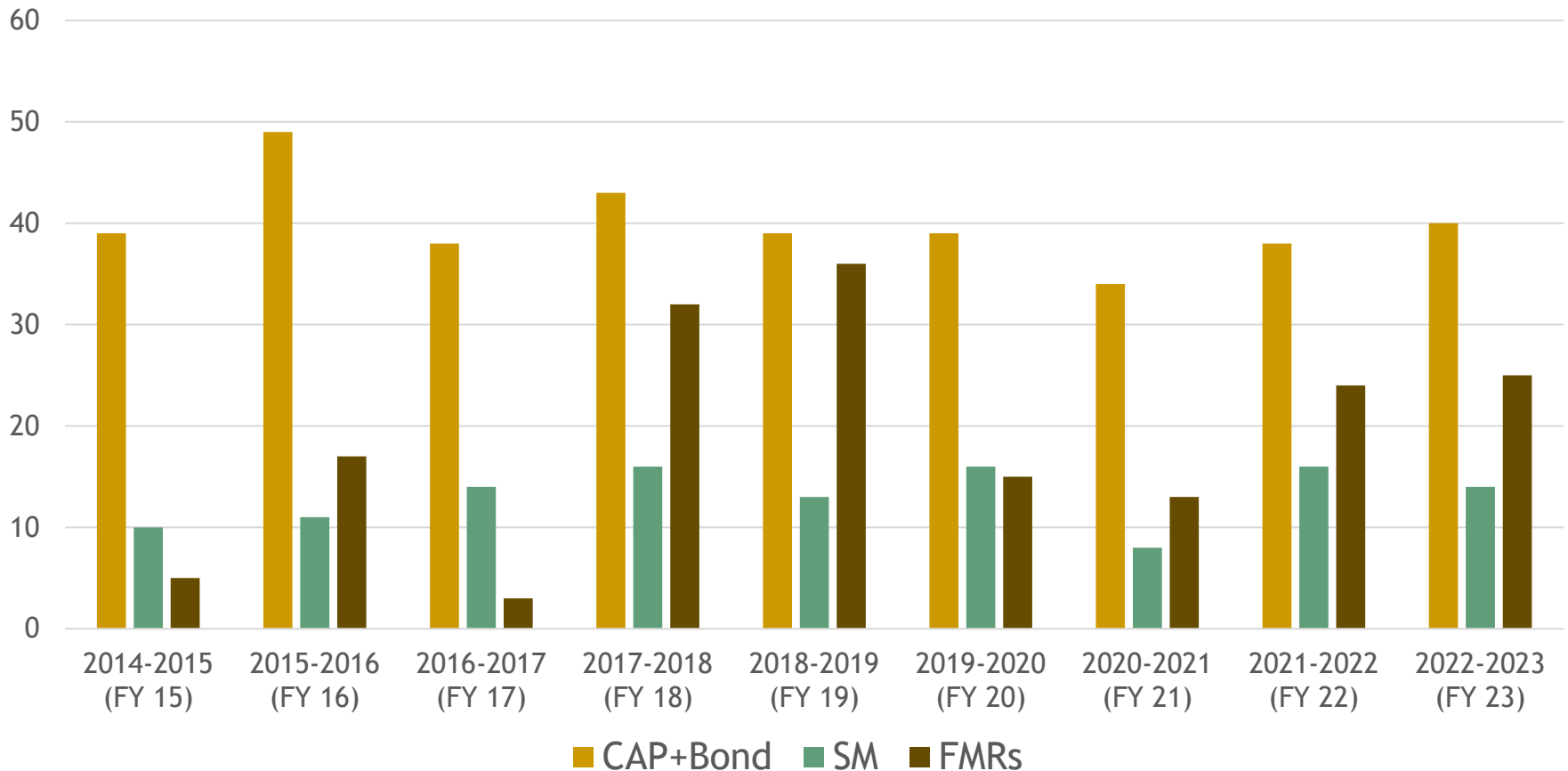
- ▶ Currently working on an Addendum to the Update for Fall 2023
 - ▶ Bristol & 17th
 - ▶ Student Housing
 - ▶ Centennial Education Center redevelopment planning
 - ▶ District Office study
 - ▶ ADA Transition Planning
 - ▶ Safety and infrastructure improvements (i.e. access control, fire life safety, lighting, etc.)
 - ▶ Removal of portables
 - ▶ Diversity, Equity, Inclusion and Access (DEIA)
 - ▶ Sustainability updates
- ▶ Colleges are working on updates to their Educational Master Plans. A New Comprehensive Facility Master Plan will follow upon completion and review of the Educational Master Plans.

Workload: Current Capital Projects



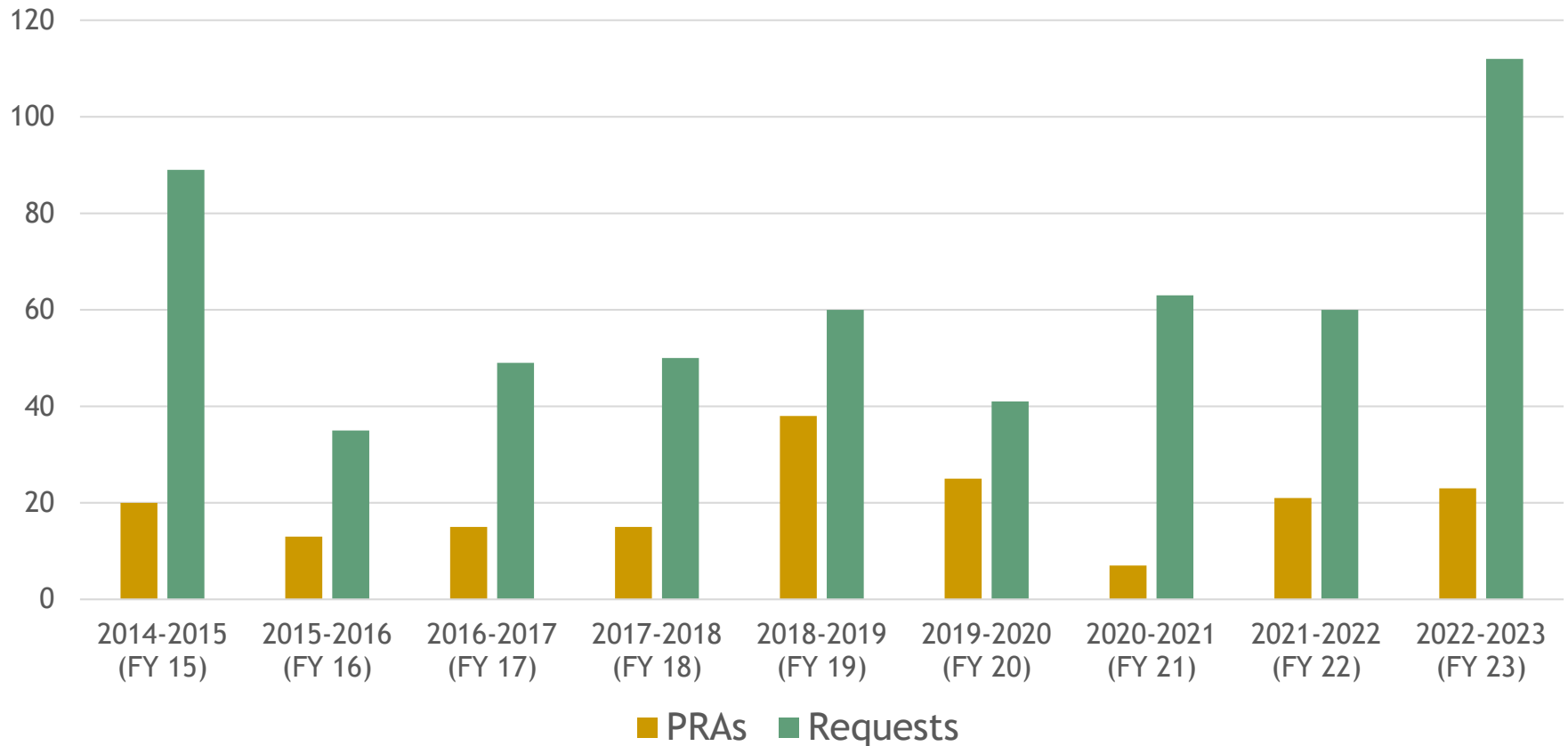
Workload

of Capital/Bond, State Scheduled Maintenance & College Facilities Modifications by Year



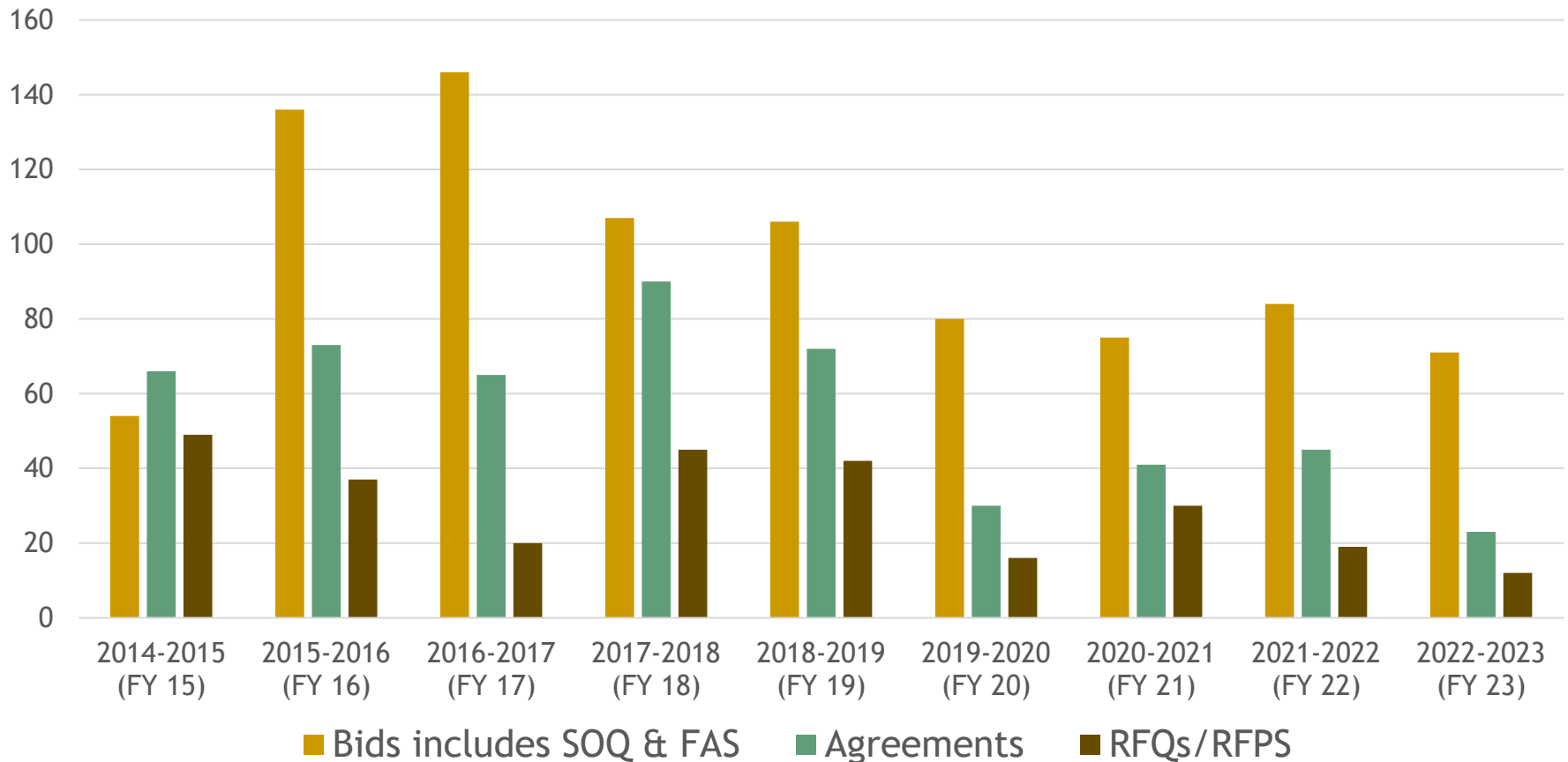
Workload

of Public Records Act Requests & Other Requests by Year



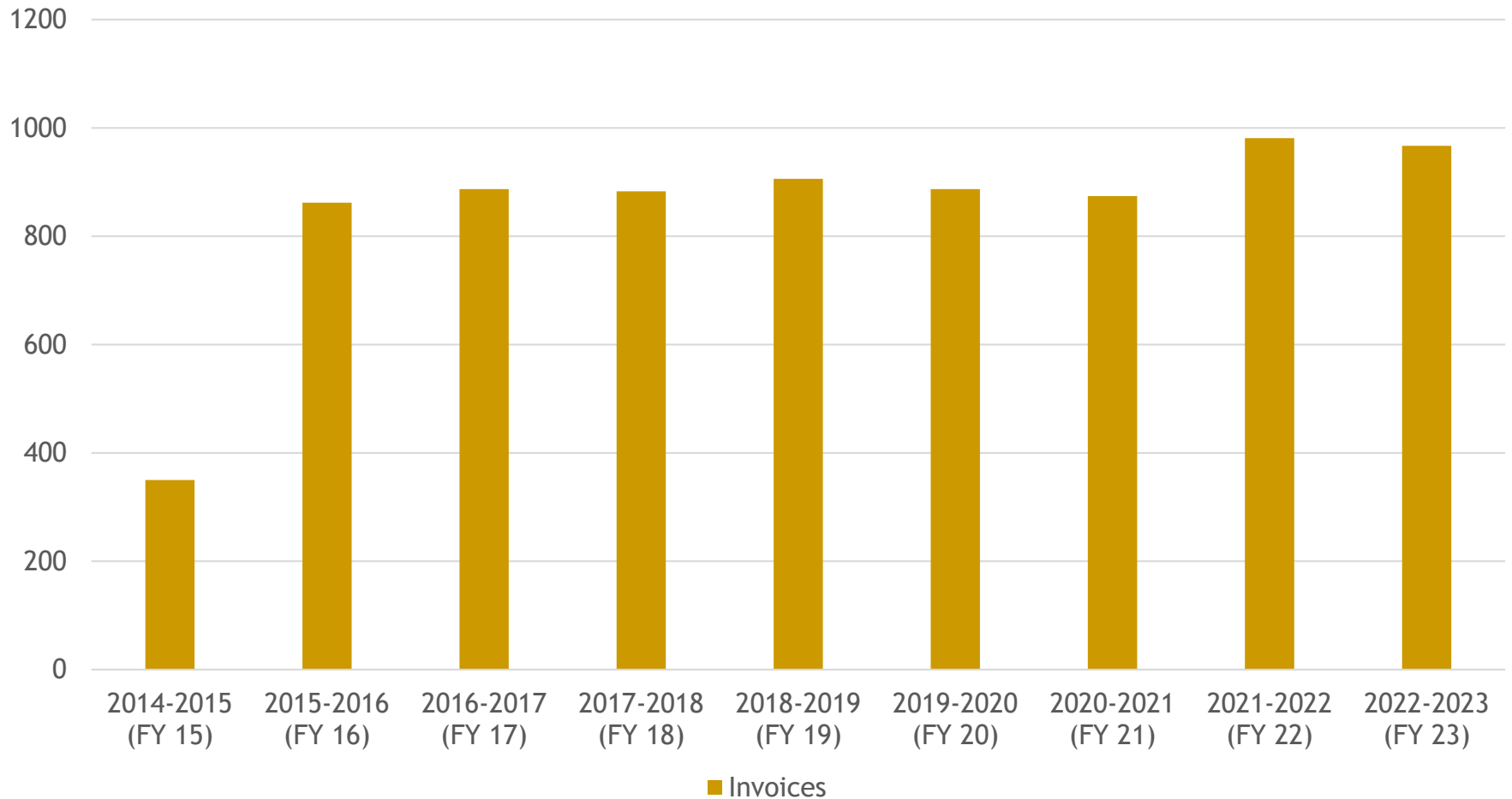
Workload

of Completed Bids-SOQs-FAS, Agreements & RFQ/RFPs by Year



Workload

of Invoices Processed per Year



Questions

