

# Board Facilities Committee Meeting

March 18, 2025

## Capital Projects Overview

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Facility Planning, Construction & District Support Services





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# Department Mission Statement



# 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.



# Governing Board Policies and Administrative Regulations

- ▶ 6600 Capital Construction
- ▶ 6601 Facility Modification and New Construction
- ▶ 6602 Facility Construction Standards
- ▶ 6603 Informal Bidding Procedures Under the Uniform Public Construction Cost Accounting Act
- ▶ 6605 Selection of Architects
- ▶ 6610 Opportunities for Local Hires and Local Businesses on District Capital Improvement and Construction Projects
- ▶ 6012 Sustainable Practices
- ▶ 6013 Energy and Water Conservation
- ▶ 6303 Fiscal Accountability
- ▶ 6332 Competitive Bidding and Quotation Policies
- ▶ 6340 Contracts
- ▶ 6400 Financial Audits
- ▶ 6740 Citizens Oversight Committee

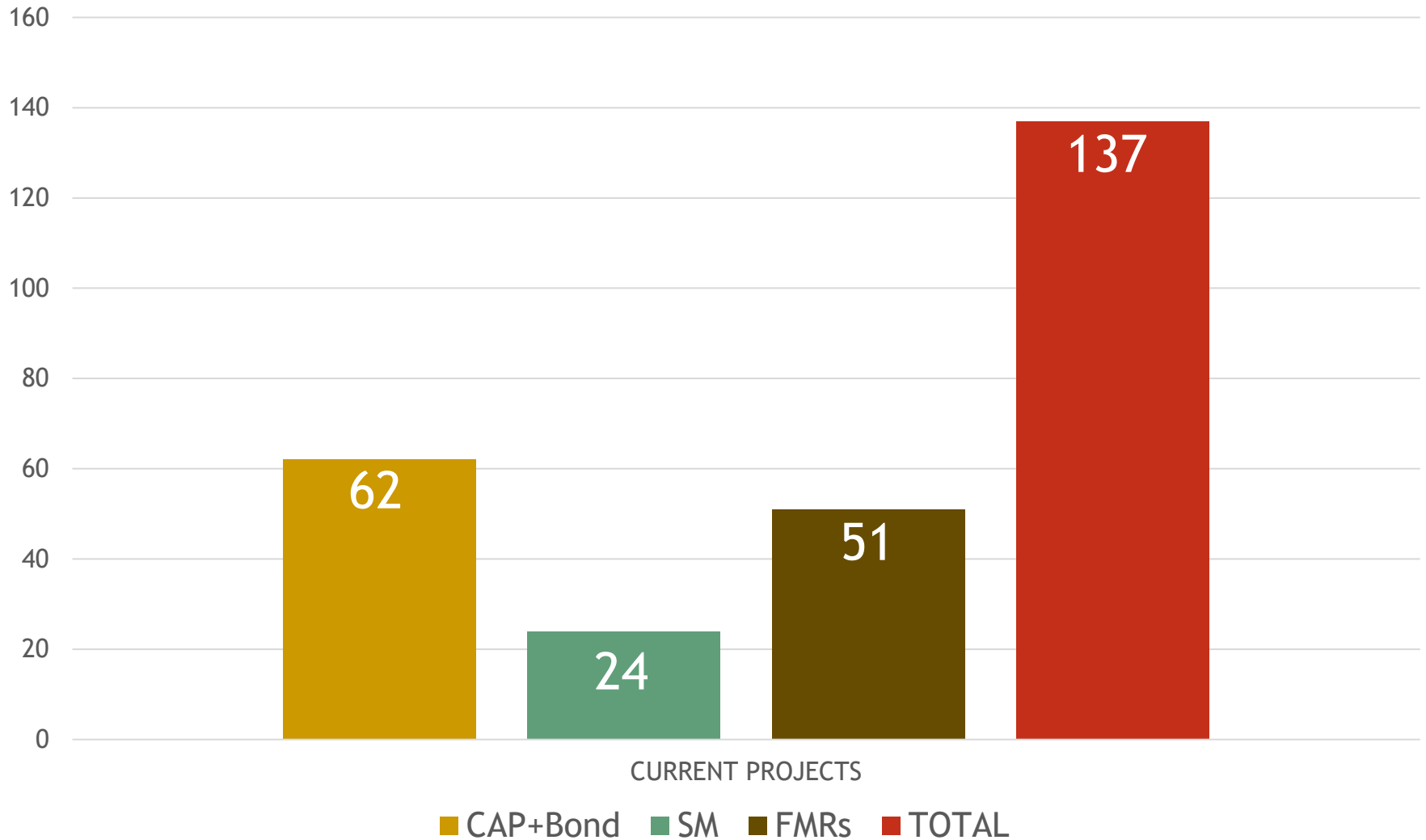


# District Capital Project Services and Responsibilities

- ▶ Capital planning, design, and development (*BP/AR 6600 Capital Construction*)
- ▶ Construction Management (*BP/AR 6600 Capital Construction*)
- ▶ Agency Approvals DSA, CCCCCO, State Water Resources Board, CEC, AQMD, and Regional Water Quality Control Board, OC Health Department, and local agencies (*BP/AR 6601 Facility Modification and New Construction*)
- ▶ Facility Construction Standards (*BP/AR 6602 Facility Construction Standards*)
- ▶ Code Compliance (*BP/AR 6601 Facility Modification and New Construction and BP/AR 6602 Facility Construction Standards*)
- ▶ Districtwide Building Systems Management (fire life safety) and related Software Management
- ▶ Support for the Colleges' Facilities and Safety Committees



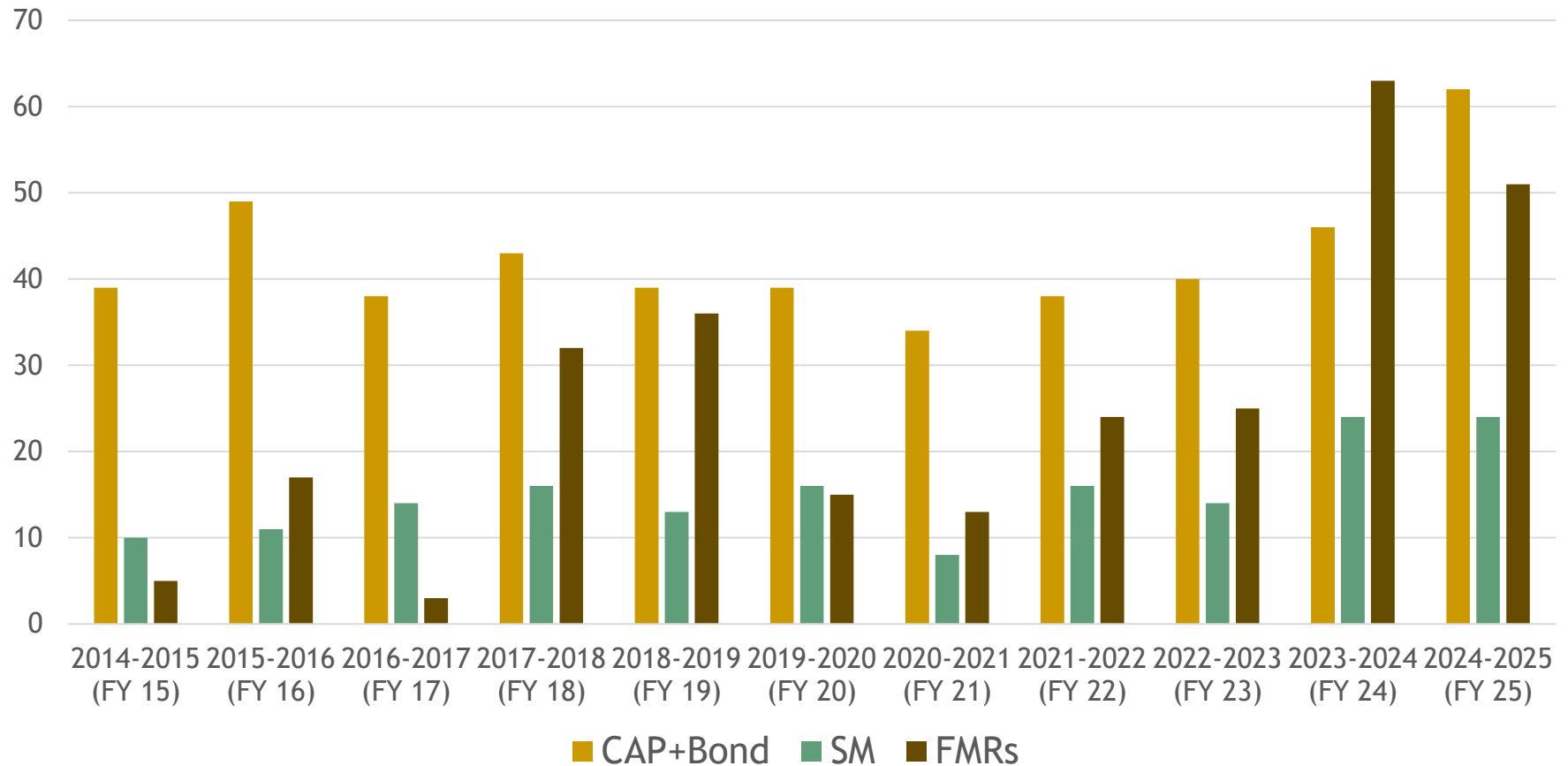
# Current Capital Projects





# All Capital Projects

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





# Phases of a Capital Facilities Project

Planning,  
Programming,  
Design, and  
Agency  
Approval

Bid  
Preparation,  
Bid & Award

Construction  
and Close-Out



# Legal Background



# Legal Authority for CCD Construction

- ▶ EDC §§81800-81839 Community College Construction Act of 1980
- ▶ Capital Outlay Plans for Construction EDC §§81820-81823  
*The governing board of each community college district shall prepare and submit to the Board of Governors of the California Community Colleges a plan for capital construction for community college purposes of the district...*
- ▶ Local General Obligation Bonds, etc.



# Authorities Having Jurisdiction Over CCD Construction

- ▶ State Board of Governors, Chancellor's Office
- ▶ Local Board of Trustees
- ▶ Division of State Architect
  - ▶ State Fire Marshall
- ▶ California Geological Survey
- ▶ Department of Industrial Relations
  - ▶ Prevailing Wages
  - ▶ Apprenticeship Standards
- ▶ Other Agencies (Federal, State and Local)
  - ▶ CA State Water Resources Control Board (regional, stormwater management)



# Legal Codes that Govern Capital Construction

- ▶ **BPC** - Business and Professions Code
- ▶ **CIV** - Civil Code
- ▶ **CCP** - Code of Civil Procedure
- ▶ **EDC** - Education Code
- ▶ **GOV** - Government Code
- ▶ **LAB** - Labor Code
- ▶ **PCC** - Public Contract Code
- ▶ **PRC** - Public Resources Code
- ▶ **CBC** - CA Building Code
- ▶ **CCR** - CA Code of Regulations
- ▶ **CAC** - CA Administrative Code
- ▶ **CEQA** - CA Environmental Quality Act - PRC §§21000 et seq.



# Legal Definitions: Public Works

Public Works Definition: PCC §§22002(c), 22002(d)

- ▶ “Public project” means any of the following:
  - ▶ Construction, reconstruction, erection, alteration, renovation, improvement, demolition, and repair work involving any publicly owned, leased, or operated facility
  - ▶ Painting or repainting of any publicly owned, leased, or operated facility
- ▶ “Public project” does not include maintenance work



# Legal Definitions: Maintenance

- ▶ PCC §20656 - Routine, recurring, and usual work for the preservation, protection and keeping of any publicly owned or publicly operated facility for its intended purposes in a safe and continually usable condition for which it was designed, improved, constructed, altered or repaired. “Facility” means any plant, building, structure, ground facility, utility system, or real property
  - ▶ Includes, but is not limited to: carpentry, electrical, plumbing, glazing, and other craft work designed consistent with the definition set forth above to preserve the facility in a safe, efficient, and continually usable condition for which it was intended, including repairs, cleaning, and other operations on machinery and other equipment permanently attached to the building or realty as fixtures
  - ▶ Does not include, among other types of work, janitorial or custodial services, or security guards
- ▶ PCC §22002(d) - Maintenance includes the above plus resurfacing of streets and highways at less than one inch, and landscape maintenance, including mowing, watering, trimming, pruning, planting, replacement of plants, and servicing of irrigation and sprinkler systems. “Facility” also includes streets and highways or other work of improvement

LAB §1771: Prevailing wage laws apply to maintenance work (not janitorial services)



# The Field Act

- ▶ **Education Code § 81052: Each school building constructed, reconstructed, modified, or expanded on a community college campus shall be built according to the Field Act, as defined in Section 81130.3, or according to the California Building Standards Code, as adopted by the California Building Standards Commission.**
- ▶ **It is a felony to knowingly violate the Field Act Education Code 81144.**
- ▶ The Field Act was enacted in 1933
  - ▶ 1933 Long Beach 6.3 magnitude earthquake
  - ▶ Unreinforced masonry construction
  - ▶ The Act was named after CA Assemblyman Charles Field

Reference: Education Code §§ 81130-81149





# Division of the State Architect (DSA)



# Division of the State Architect (DSA)

- ▶ **All powers, duties, responsibilities for enforcement of the Field Act, are vested in Department of General Services and delegated to Division of the State Architect (DSA)**
- ▶ **DSA provides design and construction oversight for K-12, community colleges and various other state-owned facilities to ensure compliance with Title 24 California Code of Regulations**
  - ▶ Fire Life Safety
  - ▶ Accessibility
  - ▶ Structural
  - ▶ Sustainability



# Capital Projects



# 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
- ▶ \$20,729,000 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:

- ▶ Notice of Completion was approved by the Board of Trustees on November 13, 2024.
- ▶ 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:

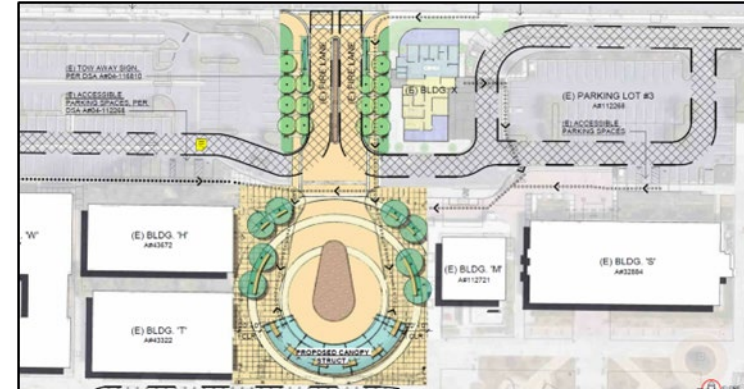
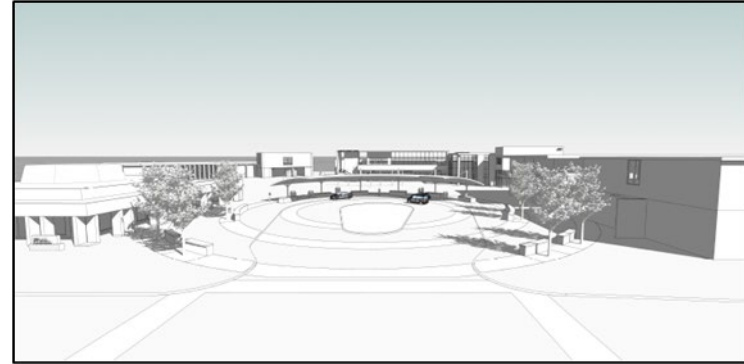
- ▶ Campus Entrance Improvement project Phase 1 is scheduled to start upon completion of Russell Hall Demolition project anticipated October 2024. Project objectives include traffic congestion reduction, improve pedestrian and vehicle circulation, remove accessibility barriers, increase bus/ride-share 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:

- ▶ Storm drain installation, slurry backfill, exporting soil, importing materials, over excavation and grading.

#### Budget:

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





# Current Capital Projects

## Campus Entrance Improvements

### Santa Ana College





# Current Capital Projects

## Construction Logistics Plan

### Alternate Campus Entrances and Vehicular Routes





# Current Capital Projects

## Construction Logistics Plan

### Pedestrian Paths of Travel

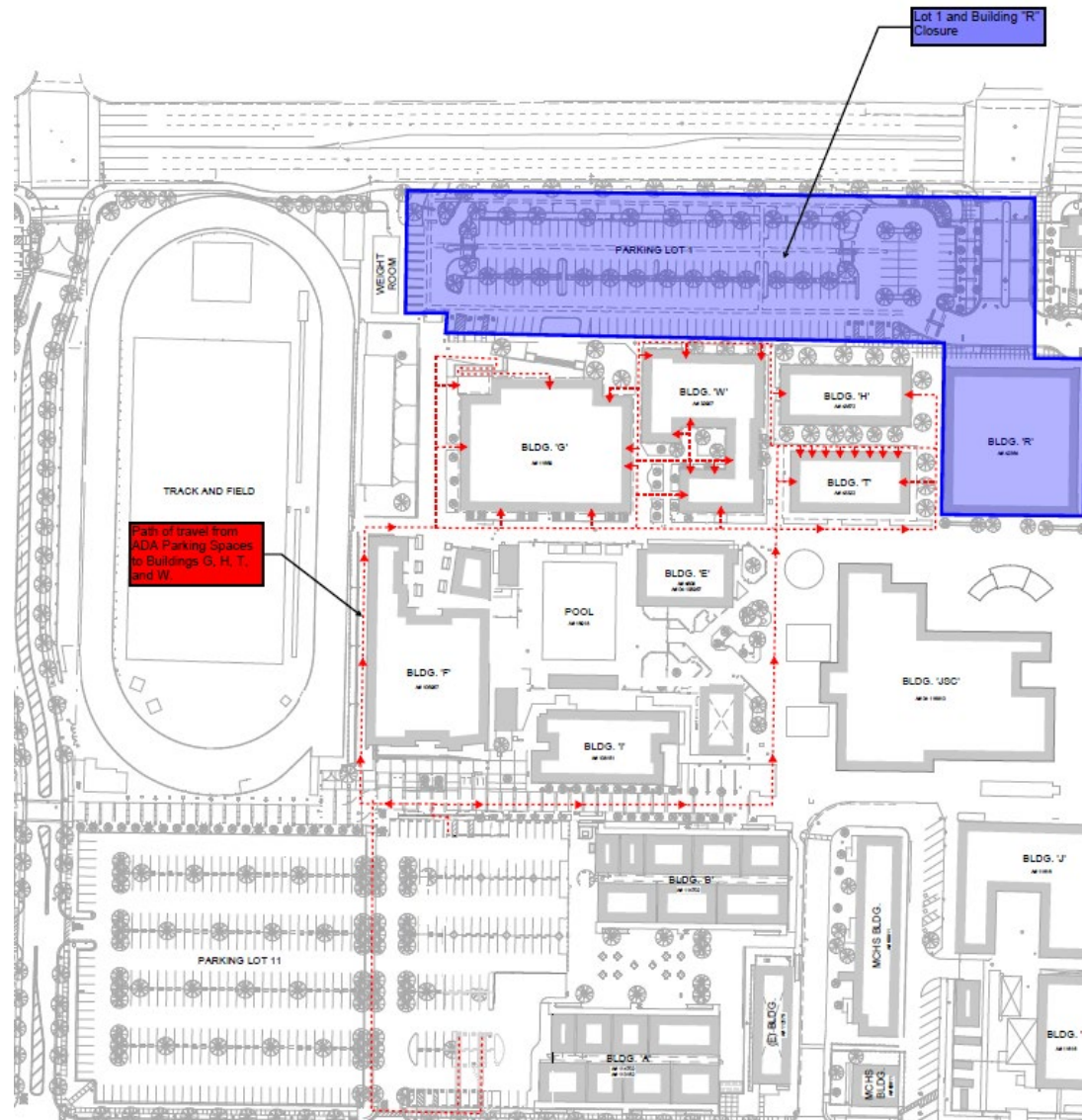




# Current Capital Projects

## Construction 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>-Storm drain system improvements (Award of bid for the contractor was approved by the Board of Trustees on February 24, 2025.)</li><li>-Installation of additional low voltage data cabling (Completed)</li></ul>	\$150,000



# Current Capital Projects

## Reconfigurations and Restoration

### Santa Ana College

Project	Status	Estimated Budget
Temporary Village (TV) Phase 5A Fashion & Others	The first phase of construction is completed and included the Fashion Design Program, the Thrive Center, and associated offices. All planned relocations have been finalized as part of this phase. The next phase of the project is on track for completion in Spring 2025. The El Don Media program is scheduled to relocate at the end of the Spring Semester.	\$1,171,000



VL 104 Fashion Design



VL 110 Thrive Center



# Current Capital Projects

## Centennial Education Center Redevelopment

### Santa Ana College

#### Project Summary:

- ▶ The Centennial Education Center (CEC) was built in 1980
- ▶ Located at 2900 W. Edinger Avenue in the City of Santa Ana
- ▶ 80-year lease with City of Santa Ana May 8, 2020 - June 3, 2101 (supersedes prior agreement from 1979)
- ▶ New lease requires significant improvements
- ▶ The existing campus is comprised of seven modular buildings of approximately 48,157 gsf and is currently located within a leased site boundary of approximately 109,000 sf in Centennial Park
- ▶ The CEC Replacement project considers a new 77,135 gsf campus facility

#### Current Status:

- ▶ Upon completion of the Site Planning Analysis Study in February 2024, the District hired MRY Architects to continue with Program Refinement and Schematic Design.
- ▶ Several meetings have occurred with President's Cabinet, work and user groups.
- ▶ Development scenarios being studied.

#### Budget:

- ▶ Planning Only \$908,365 (under review)
- ▶ \$1 Million Improvement Contribution



# Current Capital Projects

## Existing Centennial Education Center Campus

### Santa Ana College





# Current Capital Projects

## Current Centennial Education Center Concept

### Santa Ana College





# Centennial Education Center Redevelopment

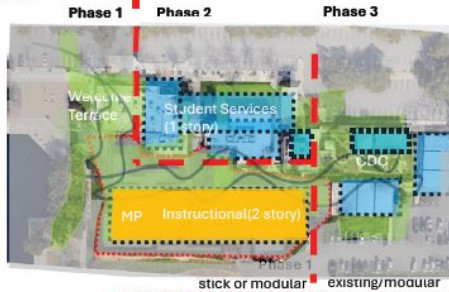
## \$70 Million Target Project Budget

### Development Scenarios

- ▶ Hybrid of new and rehabilitation to maximize gsf to match or exceed existing gsf.
- ▶ New modular construction of 40,000 - 45,000 gsf.
- ▶ This is a total project cost (includes construction and soft costs and interim housing costs).

#### 1: "Original Concept - Hybrid"

3 Phase



PROS:

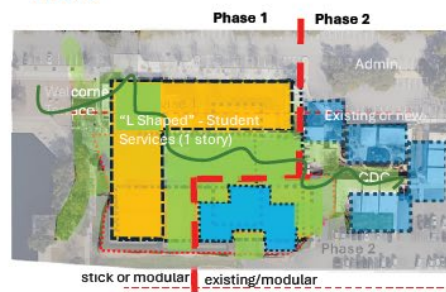
- maximizes phasing optionality
- modular 1 story only (recommended)
- stepped massing (N to S)
- maintains majority of classrooms in phase 1
- MP stick built (recommended)
- potential to align with anticipated budget

CONS:

- splits existing admin and classrooms
- north face of campus remains until phase 2
- welcome terrace in phase 2

#### 2: "Modified L"

2 Phase



PROS:

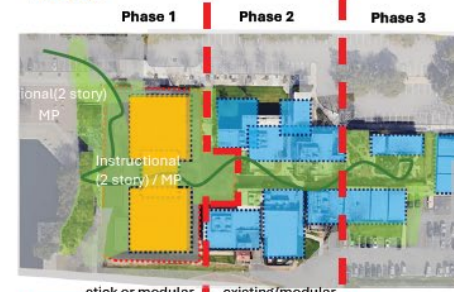
- single building efficiency
- security
- single phase, all CEC/no split programs
- MP stick built (recommended)
- welcome terrace in phase 1
- E/W building orientation

CONS:

- not aligned with anticipated current budget
- limited phasing optionality
- all CEC programs relocated in phase 1, sans CDC

#### 3: "Keyhole"

3 Phase



PROS:

- maximizes phasing optionality
- modular 1 story only (recommended)
- MP stick built (recommended)
- potential to align with anticipated budget
- N/W & S/W face to park, new construction

CONS:

- solar orientation n/s, negative impact
- does not retain maximum classrooms in phase 1
- splits admin and classrooms in phase 1

#### Phase 1 Extents





# Centennial Education Center Redevelopment

## Estimated Budget Breakdown

### Santa Ana College

	Cost \$ (Millions)	Notes
<b>Construction Cost</b> (~68%)	<b>~\$47M</b>	Includes demolition, sitework, building construction, temporary housing, design contingency, GC overhead & profit, escalation
<b>Project Soft Cost</b> (~32%)	<b>~\$23M</b>	Includes project management & design fees, inspections, FF&E (furniture, fixtures, equipment), AV
<b>Total Project Cost</b> (100%)	<b>\$70M</b>	Construction Cost + Project Soft Cost

	Cost	Notes
Building (Permanent Modular)	\$30.2M	40,500sf @\$844.6/sf  \$1000/sf (Multi-use) \$700/sf (Inst/Admin) \$800/sf (CDC)
Sitework	\$7.6M	101,400sf @\$74.77/SF
Temporary Housing	\$3.7M	20,000sf, 2-year lease portable modular
Escalation	\$5.4M	13.08% (July 2027)
Recommended Budget	~\$47M	Construction Cost

#### Notes:

- Based on 12/24/24 Preliminary Estimate by MGAC. Estimates are subject to change.
- Potential cost increases may occur due to natural disasters, tariffs, sudden escalation, material and labor shortages, etc.
- Soft cost: A/E,CM,PM,FF&E, Inspections, Due Diligence, Permits, Contingencies assumed at 32%.



# Current Capital Projects

## Campus Requested

### Santa Ana College

Project	Status	Estimated Budget
New Synthetic Football Field	Project received DSA approval in March.	\$690,000 (Design Only)
Building K Canopy	The project was submitted to DSA. California Geological Survey review requested and underway. Additional structural and fire sprinkler services added to architectural and engineering services per backcheck comment from DSA. Combustibility testing and Dust Hazard Analysis report are also requested from DSA and underway.	\$724,708
SAC AV Upgrade Project	Construction documentation phase in progress.	\$750,000
CEC AV Upgrade Project	Construction documentation phase in progress.	\$1,070,000



# Current Capital Projects

## Campus Requested

### Santa Ana College

Project	Status	Estimated Budget
Building S Security Doors	Intercom requirement under review with ITS. 100% Construction Document completed and pending DSA submittal in February 2025.	\$139,240
SAC Dunlap Amphitheater Shade	Design phase. Kick-off meeting occurred on January 22, 2025 with district leadership and user groups.	\$1,524,500
SAC Central Mall Shade	Design phase. Kick-off meeting occurred on January 22, 2025 with district leadership and user groups.	\$342,500
Building L Elevator Modernization	Preliminary study was completed in December 2024 and a full modernization is recommended.	\$588,200
Public Safety Feasibility Study	Feasibility study is being finalized.	\$210,000



# Current Capital Projects

## Campus Requested

### Santa Ana College

Project	Status	Estimated Budget
Weight Room Windows/Field Railings	Solicited RFP for architectural services.	TBD
VL205 PRIDE Center	Design Development phase underway.	TBD
VL107 Reconfiguration	Schematic Design package is under review.	TBD



# Current Capital Projects

## Orange Education Center Site Remediation and Redevelopment

### Santiago Canyon College

**ORIGINAL PRE-2020**

6.37 Acres  
85,130 GSF Building  
331 Parking Spaces





# Current Capital Projects

## Orange Education Center Site Remediation and 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:

- ▶ On-going site remediation is underway.
- ▶ Submitted Q4 remediation progress report to Orange County Health Care Agency (OCHCA).
- ▶ Reviewing revisions to the proposed work plan that is to be submitted to OCHCA.
- ▶ Exploring various development options.

#### Budget: Under Review

\$25 million remaining in Budget

- ▶ Incurring ongoing remediation and interim housing lease costs





# Current Capital Projects

## Orange Education Center Prior Development Options

### Santiago Canyon College

#### 2019 Development Options:

Exploration of development on 'Non-Impacted' portion of property:

In 2019, the architect developed multiple concept options for development on the non-impacted area of the site:

- ▶ 23 classrooms, ~62,500 GSF
- ▶ 10 classrooms, ~ 31,500 GSF
- ▶ One-story building at ~55,654 GSF (irregular building configuration)
- ▶ Two-story building at 60,580 GSF
- ▶ One-story building at 54,490 GSF (L-shaped configuration)
- ▶ CDC Removed from program in 2017 due to commercial environmental clean-up standards
- ▶ Board of Trustees decided not to proceed, only proceed with demolition and environmental remediation.

#### 2021 Development Option:

- ▶ 31,500 GSF, 10 classroom modular option, ~464 parking spaces, first phase of project to address forthcoming lease expirations
- ▶ \$28 million budget
- ▶ Ongoing remediation costs being incurred
- ▶ Put on hold by SCC





# Current Capital Projects

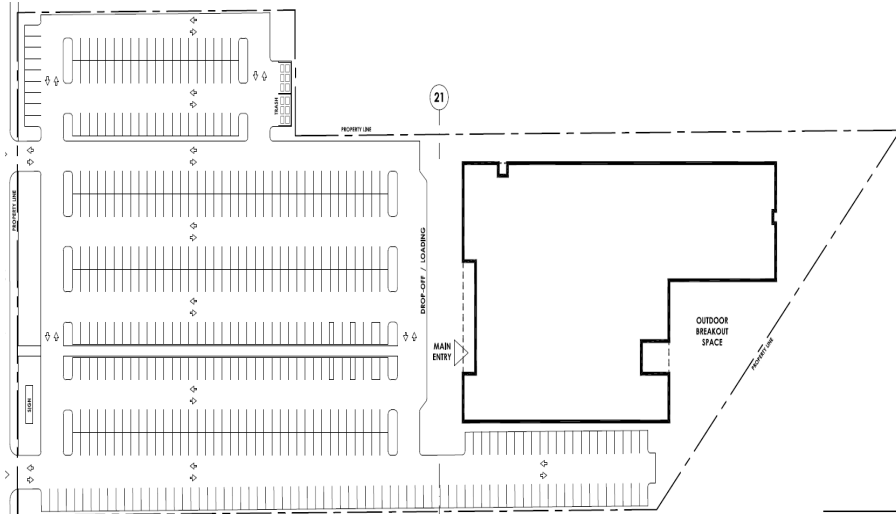
## Orange Education Center Site Remediation and Redevelopment

### Non-Impacted Batavia Property Development Option

#### 2021-2025 Development Options:

- Evaluate various commercial properties as short term leases
- New properties for acquisition
- OUSD joint-use opportunities
- Existing Batavia 'Non-Impacted' area

- One-story at 54,490 GSF
- L-shaped building

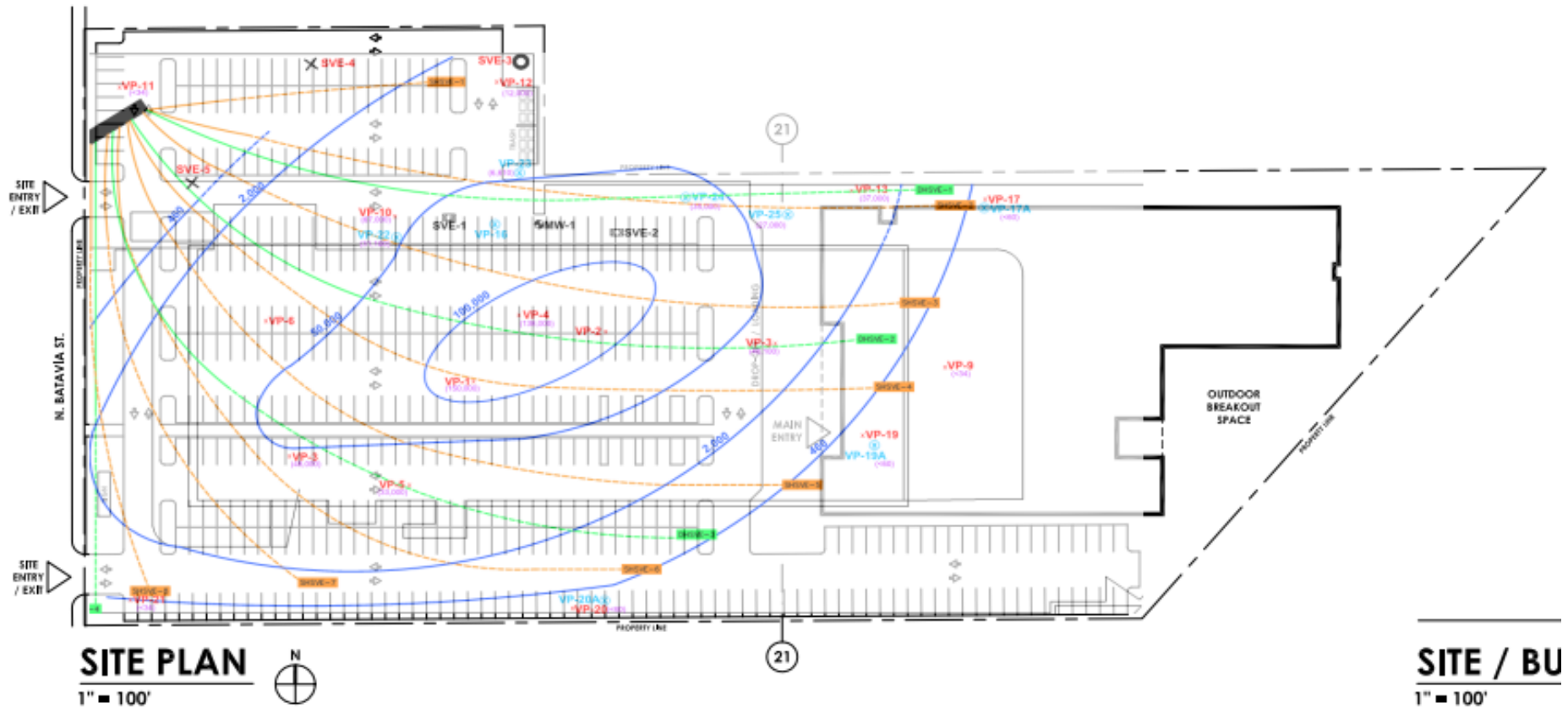




# Current Capital Projects

## Orange Education Center Site Remediation and Redevelopment

### Non-Impacted Batavia Property Development Option





# Current Capital Projects

## Orange Education Center Site Remediation and Redevelopment

### Current Leased Sites

## Need to relocate Chapman Center due to lease expiration

	CHAPMAN CENTER 1937 W. Chapman Ave., Suite 200 Orange, CA 92868	MAIN (CWPC) 1572 N. Main St., Orange, CA 92867
Lease End Date	1/31/2026	1/31/2028
SF	~12,913	~8,400
Classrooms	8	4
Administrative/Offices	yes	yes
Parking	~100*	~50*

**\* PARKING IS LIMITED**





# Orange Education Center Site Remediation and Redevelopment Property Due Diligence and Entitlement Requirements Development Options

DESCRIPTION OF ITEMS	OPTION A: EXISTING BATAVIA (Partial Development)	OPTION B: PURCHASE NEW PROPERTY	OPTION C: LEASE COMMERCIAL PROPERTY	OPTION D: SCC CAMPUS
Preliminary Title Report	✓	●	n/a	✓
Appraisal of Property / Comps	n/a	●	●	n/a
Topographic Land Survey	○	●	n/a	○
Environmental Site Assessment	✓	●	n/a	✓
Phase I (by District Consultant)	✓	●	n/a	✓
Phase II (by District Consultant)	○	●	n/a	○
County Health/DTSC Clearance	●	●	n/a	n/a
CEQA Study	○	●	●	○
Traffic Study	○	●	●	○
Parking Demand Study	○	●	●	○
Geotechnical Studies	○	●	n/a	○
Conditional Use Permit (CUP) from City	●	●	●	n/a
Architectural & Engineering Services	●	●	●	●
DSA (When Teachers & Pupils are present)	●	●	n/a	●
DSA (When funds from State, County, Municipalities, and Other Political Subdivisions are utilized)	●	●	n/a	●
City Building Plan Check	n/a	n/a	●	n/a

● Needed/Not Completed

○ Maybe Needed

✓ Done

n/a Not Applicable



# Orange Education Center Site Remediation and Redevelopment Property Due Diligence and Entitlement Requirements Development Options - Comparisons

<b>OPTION A: EXISTING BATAVIA (Partial Development 30K SF)</b>	<b>OPTION B: PURCHASE NEW PROPERTY TBD</b>	<b>OPTION C: LEASE COMMERCIAL PROPERTY 13,000-22,000 S.F.</b>	<b>OPTION D: SCC CAMPUS</b>
<b>Pros:</b> <ul style="list-style-type: none"> <li>• District owns property</li> <li>• Less due diligence steps</li> </ul>	<b>Pros:</b> <ul style="list-style-type: none"> <li>• District owns property</li> <li>• Center Status relocation candidate if comparable in size as Batavia</li> </ul>	<b>Pros:</b> <ul style="list-style-type: none"> <li>• Short-term relocation</li> <li>• May be quicker than options A or B.</li> </ul>	<b>Pros:</b> <ul style="list-style-type: none"> <li>• District owns property</li> <li>• Less due diligence steps</li> <li>• Most expedient</li> </ul>
<b>Cons:</b> <ul style="list-style-type: none"> <li>• May require additional review by city and county</li> <li>• Longer development duration</li> </ul>	<b>Cons:</b> <ul style="list-style-type: none"> <li>• May require additional review by city and county</li> <li>• Needs Site Environmental Assessment</li> <li>• Longer development duration</li> </ul>	<b>Cons:</b> <ul style="list-style-type: none"> <li>• May require additional review by city</li> <li>• Temporary solution</li> <li>• Unsuitable for Center Status relocation</li> </ul>	<b>Cons:</b> <ul style="list-style-type: none"> <li>• Not in service area of current students</li> <li>• Loss of students potentially</li> <li>• Temporary solution</li> <li>• Unsuitable for Center Status relocation</li> </ul>

\* The above excludes ongoing Center Status relocation application process to the State Chancellor's Office if the center location will be relocated.



# 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:
  - ▶ Traffic deterrent at new bioswale curb was completed on January 23, 2025.
  - ▶ Parking Lot 6 camera cabling is underway.

#### Budget:

- ▶ \$4.1 million (under review)





# Current Capital Projects

## Campus Entrance Improvements Phase 2

### Santiago Canyon College

#### Project Summary:

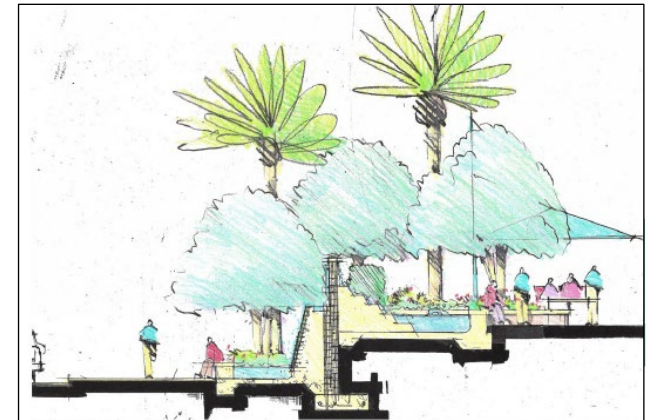
- ▶ Project is a result of the Blaser Settlement to correct path of travel slope deficiencies in and around the quad adjacent several building locations, the front campus entrance and access from the public right of way and nearest bus stop, including areas around the fountain.
- ▶ Phase 2: path of travel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

- ▶ Project phasing aligned to fit current budget and college priorities
- ▶ Coordinating logistics plan with the campus
- ▶ Contractor prequalification completed in Fall 2024
- ▶ Received DSA approval for Phase 2 revisions in January 2025
- ▶ Target out to bid February 2025 for phase 2 Front Entrance and Fountain Plaza (under review)
- ▶ Target construction June 2025 after commencement (under review)

#### Budget:

- ▶ \$7.5 million (under review)





# Current Capital Projects

## Campus Entrance Improvements Phase 2 Logistics Plan

### Vehicular Routes





# Current Capital Projects

## Campus Entrance Improvements Phase 2 Logistics Plan

### Pedestrian Paths of Travel

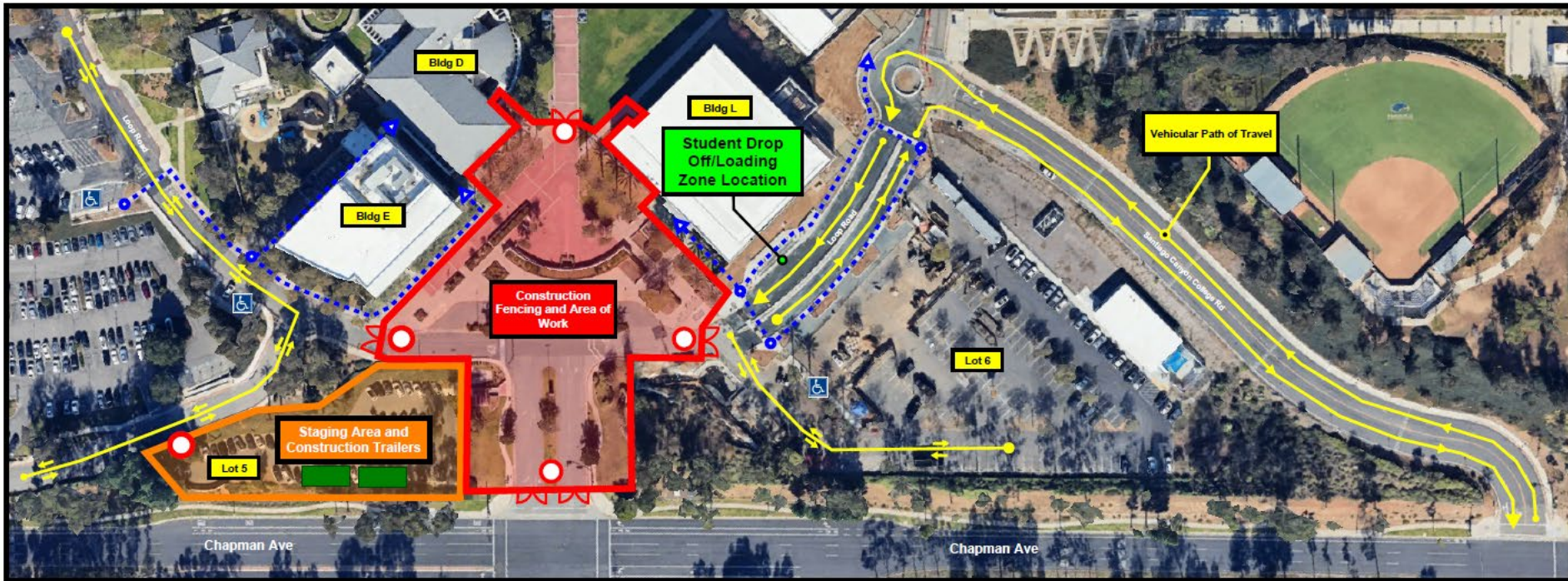




# Current Capital Projects

## Campus Entrance Improvements Phase 2 Logistics Plan

### Loading Zones





# Current Capital Projects Santiago Canyon College

Project	Status	Estimated Budget
Soccer Path of Travel (POT) and Seating Repairs	Construction phase. The practice soccer field walkway was opened before the start of the Spring semester 2025 and the main soccer field will open in mid-March.	\$1,181,530 (under review)





# Current Capital Projects Campus Requested Santiago Canyon College

Project	Status	Estimated Budget
Water Utility Sciences	The College selected an option to relocate the back flow lab. The District solicited an RFP for architectural and engineering services.	\$320,500
Jamboree Marquee	Contract for architectural services was approved by the Board of Trustees on February 24, 2025.	\$292,100
SC220-1A Autoclaves	Award of bid for contractor was ratified by the Board of Trustees on January 13, 2025. Pre-construction planning has started.	\$251,800



# Current Capital Projects

## District Operations Center

Project	Status	Estimated Budget
Exterior Window Replacement	Construction documentation phase.	\$1,100,00
ITS Center Reconfiguration	Test-fit study underway.	TBD





# Scheduled Maintenance Projects



# 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 Improvements	Construction phase.	\$1,200,000
CEC Roofing Repairs	The Notice of Completion was approved by the Board of Trustees on January 13, 2025.	\$1,010,000
Fire Systems & Code Repairs (SAC, DMC, CEC & OCSRTA)	Construction phase. Construction at SAC is approximately 90% completed.	\$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) Santa Ana College Projects

Project	Status	Estimated Budget
Bldg A Data Center HVAC Upgrade	Project is in the planning and design phase.	\$500,000



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

Project	Status	Estimated Budget
Bldg T ADA Sidewalk Repairs	Developing construction documents.	\$400,000
Fire Systems & Code Repairs	Construction phase.	\$1,041,700
Bldg G Mechanical Insulation Repairs	Project is in closeout.	\$120,000
SC Air & Vacuum Systems	Construction documents under peer review in preparation for bid release.	\$150,000
Bldg D Entrance Auto Door Replacement	Developing construction documents.	\$60,000
Bldgs A & B Siding Repairs	Project is in closeout.	\$150,000



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

Project	Status	Estimated Budget
Fire Systems & Code Repairs	Completed.	\$116,000
Plumbing Repairs	Design phase.	\$125,034
HVAC VAV Valve Replacement	Bid phase. Construction phase is expected to start in March.	\$300,000



# 2022-2032 Completed SM23 Projects Santiago Canyon College

Project	Status	Expended Amount
Bldgs D, E, H & SC Lockset Repairs	Completed.	\$41,363
Bldg D HVAC	Completed.	\$150,000



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

Project	Status	Estimated Budget
Building G HVAC Replacement	Project currently in DSA backcheck for approval.	\$1,992,831 (under review)
Barrier Removal Campus-wide	Signage project is completed. Evaluating secondary projects.	\$200,000



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

Project	Status	Estimated Budget
Buildings L, T, W & X HVAC & Roof Replacements	Construction phase.	\$2,700,323





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

Project	Status	Estimated Budget
Bldg I and B10/B11 Roof	Notice of Completion was approved by the Board of Trustees on February 24, 2025.	\$248,817

Before



After





# 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
CDC Repairs	Completed.	\$100,000





# Facility Modification Requests



# Facility Modification Requests

## Santa Ana College Projects

- ▶ 24-28 DMC Relocations to SAC
- ▶ 24-67 SC Fume Hoods
- ▶ 24-78 OCSRTA AV Upgrades
- ▶ 24-80 Career & Assessment Center & Learning Center
- ▶ 24-91 Math Faculty Home
- ▶ 24-114 CEC Vending Machine Room Hydration Station
- ▶ 24-115 CEC Exterior Signage
- ▶ 24-137 OCSRTA Storage Container
- ▶ 24-145 T-107 CNC Lathe Replacement
- ▶ 24-149 Fine & Performing Arts Dust Collector
- ▶ 24-150 Fine & Performing Arts Projector & Screen Relocation
- ▶ 24-152 Fine & Performing Arts Lockers
- ▶ 25-05 OCSRTA Undeveloped Land Lease
- ▶ 25-42 S213 Reconfiguration
- ▶ 25-51 OCSRTA Storage Containers
- ▶ 25-58 Building P Glass Cases
- ▶ 25-60 Library Book Drop Box
- ▶ 25-67 Building T Elevator
- ▶ 25-68 OCSRTA Ground Swales



# Facility Modification Requests Santiago Canyon College Projects

- ▶ 25-13 Workstation Configuration
- ▶ 25-50 Bluebolt Solar Benches Lease
- ▶ 25-61 A201 Reconfiguration



# ADA Transition Plan and Blaser Settlement



# 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)
- ▶ Ongoing code updates through the years



# 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, the Board of Trustees report presented with findings and recommendations.



# ADA Transition Plan

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

Completed Activities as of February 23, 2025:

ADA Transition Plan Progress				
Site	No. of Issues	Completed	Remaining	% Complete
SCC	2,937	1,424	1,513	48%
SAC	6,166	2,557	3,609	41%
DO	526	107	419	20%
Other	1,221	168	1,053	14%
Total	10,850	4,256	6,594	39%



# Santiago Canyon College Blaser Settlement

- ▶ Arthur Blaser filed an accessibility 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.
- ▶ 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, design and construction.
- ▶ Projects completed \$12,311,699.
- ▶ Current projects in progress approximately \$10.9 million.
- ▶ Repairs for remaining non-compliant items will take approximately 4-5 more years or longer, contingent upon funding.



# 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.





# **Districtwide Access Control and Key Test Pilot Projects**



# Current Test Pilots Access Control and Key Projects Districtwide

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 and DW (SAC, OCSRTA, DMC & SCC) Medeco Rekey	The scope of work is currently under revision for re-release to include only Santa Ana College.	\$391,160 (under review)

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



# Fire Protection System Services



# 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
- ▶ 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.



# Districtwide Unfunded Projects



# Districtwide Unfunded Projects

As of March 4, 2025:

- ▶ Five-Year Capital Construction Plan (Facility Master Plan 2026-2030): \$1.2 billion
- ▶ Five-Year Scheduled Maintenance Plan and Repair Work (w/ADA): \$231 million
- ▶ Fire Life Safety Repair Work: \$14 million
- ▶ Stormwater and Sustainability Projects: \$69.6 million
- ▶ Safety/Security Projects (e.g. Key and Access Control Infrastructure) \$104 million
- ▶ Districtwide Technology Infrastructure (e.g. ITS): \$20.6 million

Note: Projects may be listed on multiple categories due to the nature of the scope of work (e.g. infrastructure and technology)





# State Chancellor's Office Deadlines



# Districtwide 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 was due December 2, 2024 - submitted

### In Progress:

- ▶ Currently working on Five-Year Capital Outlay Plan that is due July 1, 2025



# Sustainability Planning



# 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
- ▶ 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

- ▶ Mandate to provide annual energy benchmarking to the California Energy Commission on utilities/use and to the State Chancellor's Office. Penalties for non-compliance. Implemented in 2023.
- ▶ 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.
- ▶ 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.



# Districtwide 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.
- ▶ Public comment period ended on January 13, 2025.
- ▶ Revisions were made to draft plan based on comments received.
- ▶ Committee to review final comments and provide proposed plan for adoption.
- ▶ Next Sustainable RSCCD Committee meeting is on March 19, 2025.
  - ▶ Present finalized Sustainability Master Plan at a future Board of Trustees meeting.
- ▶ Link to view draft RSCCD 2025 Sustainability Plan: [Sustainable RSCCD Committee \(SRC\)](#)





# Board Facilities Committee Meeting

## Capital Projects Overview

March 18, 2025

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## Questions