

ORANGE EDUCATION CENTER Environmental Remediation Update

Carri M. Matsumoto, Assistant Vice Chancellor
Facility Planning, Construction & District Support Services

Orange Education Center Site Remediation

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.
- ▶ 2025 Q2 Report was submitted to OCHCA.
- ▶ Exploring various development options.

Budget: Under Review

\$25 million remaining in Budget

- ▶ Incurring ongoing remediation and interim housing lease costs



Site Remediation System Design and Operations

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Orange Education Center

Viability for Development

Development Viability

- ▶ Is it safe to develop?
 - ▶ Yes, there is an established path forward using existing proven mitigation systems under agency oversight.
- ▶ OCHCA the lead oversight agency will not advise on the development plans or selection/implementation of VIM systems.
- ▶ OCHCA will evaluate risk based monitoring plans and analytical data.
- ▶ OCHCA standard is to require preoccupancy indoor air testing.
- ▶ Industry standards and guidance for development on impacted sites has been provided by the USEPA and the DTSC :
- ▶ VIM System Implementations:
 - ▶ Radon mitigation was the first large-scale application of VIM systems, which are now widely used across the U.S. to address chlorinated solvents (such as TCE and PCE) and petroleum vapors.
- ▶ Examples of schools, commercial, and residential properties with VIM systems.

Orange Education Center Development Options

- ▶ Lease
- ▶ New Property Acquisition
- ▶ Redevelop Batavia

Orange Education Center

Current Leased Sites

Need to relocate Chapman Center due to property being sold and lease expiring.

	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 Development Options

3 Viable Development Options:

1. Lease an Alternative Property
2. Purchase a New Property
3. Redevelop the Existing Site

Redevelopment Option:

- Implement Vapor Intrusion Mitigation Measures
 - Meeting environmental and safety regulations



Orange Education Center Project Development Status

- ▶ Working with real estate agent to retain Chapman and Main lease amendment extensions
- ▶ Visiting new buildings for potential lease
- ▶ Looking for potential new properties for acquisition
- ▶ Reassessing potential redevelopment option of Batavia
- ▶ Evaluating cost scenarios for all of above and schedules
 - ▶ On-going lease costs of interim location
 - ▶ Acquisition costs for new property
 - ▶ New and redevelopment project costs
 - ▶ \$50 million target budget



Background History and Timeline

Orange Education Center Board of Trustees Discussion History

Board of Trustees Meeting Presentations

- ▶ 11/09/2015 Orange Education Center Project Update
- ▶ 12/07/2015 Orange Education Center
- ▶ 02/25/2019 Orange Education Center Project Update

Board of Trustees Meeting OEC Docket Items

- ▶ 02/25/2019 Item #4.4 Approval of Development Options for Orange Education Center Project
- ▶ 03/11/2019 Item #4.3 Approval of Demolition and Development Option for Orange Education Center Project

Board Facilities Committee Meeting OEC Docket Items

- ▶ 05/12/2016 Item #2.7 Update/Timeline of New Construction at Orange Education Center
- ▶ 02/22/2018 Item #2.10 Update on Status of Orange Education Center
- ▶ 02/21/2019 Item #2.1 Approval of Development Options for Orange Education Center Project
- ▶ 07/06/2020 Presentation on Orange Education Center - Option 6
- ▶ 09/08/2020 Item #2.3 Update on Orange Education Center Project - Option



Orange Education Center Board of Trustees Discussion History

Board Ad-Hoc Committee Meeting

- ▶ 12/19/2023 Real Property Management

Board of Trustees Meeting Closed Session

- ▶ 06/11/2018 Real Property Negotiations
- ▶ 04/10/2023 Real Property Negotiations
- ▶ 06/12/2023 Real Property Negotiations
- ▶ 06/26/2023 Real Property Negotiations
- ▶ 11/13/2023 Real Property Negotiations
- ▶ 01/16/2024 Real Property Negotiations
- ▶ 07/08/2024 Real Property Negotiations
- ▶ 09/23/2024 Real Property Negotiations
- ▶ 02/04/2024 Real Property Negotiations
- ▶ 02/24/2025 Real Property Negotiations

Orange Education Center

History of Property

- ▶ District purchased property and building in December 2003.
- ▶ Building was renovated for college use in 2004.
- ▶ Existing building was 85,130 GSF., concrete tilt-up industrial building on 6.37 acres of land.
- ▶ The previous building was built in 5 phases in the 1960s.
- ▶ In 2009 the program and building location received State approved Adult Education Center status.
- ▶ Classes were relocated in 2012 from this location to leased space and the Santiago Canyon College main campus as a result of not having Division of State Architect approval for the building.
- ▶ The College's adult education classes have been operating in leased commercial buildings and from the main SCC campus since 2012.
- ▶ In March of 2019, the Board of Trustees approved the demolition of the existing building and environmental remediation.
- ▶ See attached Timeline of Activities for History.
- ▶ Currently, the District is undertaking remediation of the site for underground soil vapors.

Orange Education Center Site Remediation

ORIGINAL PRE-2020

6.37 Acres
85,130 GSF Building
331 Parking Spaces



Orange Education Center Prior Development Options

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.

2019 Development Options:

- ▶ 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



Orange Education Center

Timeline of Project Activities

2010	2011	2012	2013
<ul style="list-style-type: none">• Building investigations undertaken by design team and geotechnical engineer	<ul style="list-style-type: none">• Code compliance report (2010 code) completed• Cost estimates completed• Geotechnical report completed (2010 code)	<ul style="list-style-type: none">• Classes relocated to leased facility (1937 W. Chapman Ave) and SCC main campus	<ul style="list-style-type: none">• New RFP issued for Architect and Engineering Services for updating code compliance report due to code changes, which occurs every 3 years• District begins to explore design options for the building to ensure it meets Division of State Architect and is Building Code compliant

Orange Education Center

Timeline of Project Activities

2014

- Updated code compliance report (2013 code)
- Updated geotechnical report (2013 code)
- Meetings with all user groups
- Multiple design options developed and assessed with 3 Options presented to Board of Trustees in October 2014
- Recommendation to proceed with Option 3 (partial demolition, renovation, reconfiguration 50,000 gsf target at \$21 million target budget)
- RFP for Architect and Engineering services to proceed with design of Option 3

2015

- Meeting with DSA and project team to review structural investigative testing requirements
- Investigative and partial destructive testing plan developed and coordinated with advisement from DSA and engineers
- Investigative and partial destructive testing undertaken
- Schematic design options developed for Option 3 and new cost estimates undertaken
- Project team developed multiple options for consideration to see if costs could be reduced
- Reviewed various scenarios and options and recommended to continue to proceed with Option 3.
- Option 3 concept finalized at 63,425 gsf at \$36.1 million target budget estimate, allocated budget only \$30.425 million
- Schematic design signed off and approved by user groups
- Dec-Board of Trustees approves the design renovation of the building

Orange Education Center

Timeline of Project Activities

2016	2017	2018
<ul style="list-style-type: none"> • Building investigations undertaken by design team, structural engineer, geotechnical engineer, and environmental engineer • Jul-meeting with OCHA • Nov-Work Plan submitted to OCHCA • Design activities for Option 3 placed on hold due to on-going environmental investigations. Program was at 23 classrooms, 62,506 - 63,170 gsf • Target budget was estimated at \$34.66 million 	<ul style="list-style-type: none"> • Code compliance report (2010 code) completed • Cost estimates completed • Geotechnical report completed (2010 code) • Jan-OCHCA approved Work Plan • Feb-District Warehouse and Publication operations relocated to SCC Main Campus • Apr-Environmental soil and soil vapor sampling investigations • Aug-Sampling report submitted to OCHCA • Sept-Meeting with OCHCA • Nov-Work Plan Addendum No. 1 submitted to OCHCA for commercial clean-up standard • Architect develops additional building design concepts 	<ul style="list-style-type: none"> • Jan-OCHCA approves Work Plan Addendum No. 1 • Feb-Sampling investigations • Apr-OCHCA requests additional sampling • Jun-OCHCA approves additional sampling Work Plan Addendum No. 2 • Aug-Work Plan Addendum No. 2 sampling results and report sent to OCHCA • Oct-OCHCA acknowledges Work Plan Addendum No. 2 report and requests plan for Interim Removal Action Plan and Remediation Action Plan • Dec-Board approves consultant contract for development of Interim Removal Action Plan and Remediation Action Plan • Budget allocation of \$33.53 million

Orange Education Center

Timeline of Project Activities

2019	2020	2021
<ul style="list-style-type: none"> • Feb—Board is presented with 8 various development options, which includes proceeding with clean-up action and concurrently exploring development of the non-impacted area of site and reducing program to 55,000 gsf if feasible • Mar—Board approves demolition of OEC building to complete remediation activities • Jul—Submit vapor extraction Pilot Workplan to OCHCA • Aug—OCHCA approves Pilot Workplan • Sep—Environmental consultant completes pilot testing • Oct—OEC demolition begins • Nov—Pilot results submitted to OCHCA and approved and Remediation Action Workplan requested by OCHCA 	<ul style="list-style-type: none"> • Mar—OEC building demolition ends • May—Remediation Action Workplan submitted to OCHCA • Jul—Remediation Action Workplan approved by OCHCA • Aug—Environmental consultant starts remediation system engineering and construction documents 	<ul style="list-style-type: none"> • Feb—Site remediation system bid documents prepared and released • April—Bids received and rejected for non-responsiveness • May—Board adopts Resolution to procure remediation services by negotiated contract • Aug—Board approves remediation services by negotiated contract and construction begins to install remediation system

Orange Education Center

Timeline of Project Activities

2022	2023	2024	2025
<ul style="list-style-type: none"> • Oct-Remediation system installation is complete • Nov-Starting remediation system operations 	<ul style="list-style-type: none"> • Feb to Apr–Stop remediation system operation to address AQMD questions. AQMD requests revisions to operating permit application. • Apr to Nov–AQMD review of a revised Permit to Operate application • Dec–AQMD approves a revised Permit to Operate 	<ul style="list-style-type: none"> • Jan to Feb–Implement system revision and restart systems operations and continue systems operations • Jun–Quarterly report received. System is effective, but groundwater accumulation shuts down the system intermittently • Sep–Quarterly report received. System is effective, but groundwater accumulation shuts down the system intermittently • Nov–OCHCA requests a revised work plan to meet new DTSC soil vapor regulatory requirements. • Dec–District requests an extension of time to address the OCHCA request for a new workplan. Quarterly report received. System is effective but groundwater accumulation shuts down the system intermittently 	<ul style="list-style-type: none"> • Jan to Current–Ongoing site remediation is underway. • 2025 Q2 Report was submitted to OCHCA. • Exploring various development options.

Board Facilities Committee Meeting

OEC Environmental Remediation Update

September 9, 2025

Discussion