



FACILITIES MASTER PLAN ADDENDUM 2024
(An Addendum to the Facilities Master Plan Update 2022)

May 2024



TABLE OF CONTENTS Chapters are numbered in accordance with the FMP Update 2022 unless otherwise noted.

01	Executive Summary	10	District Operations Center (DOC)
02	No update	11	Districtwide Activities
03	Santa Ana College (SAC)		a. Student Housing
04	Digital Media Center (DMC)		b. Sustainability
05	Orange County Sheriff's Regional Training Academy		c. Safety and Infrastructure Improvements
06	Santiago Canyon College (SCC)		d. Total Cost of Ownership - Maintenance & Operations Planning, Staffing + Budgeting Tool
07	Centennial Education Center (CEC)		e. Diversity, Equity, Inclusion and Access (DEIA)
08	Orange Education Center (OEC)		f. Property Consolidation, Lease, and/or Acquisition
09	Bristol & 17 th Site (Bristol/17 th)		g. Utilization and Efficiency
		12	No Update (Appendix was formally #11)

01

EXECUTIVE SUMMARY



01 EXECUTIVE SUMMARY

In the Summer of 2022, the Board of Trustees approved the Facilities Master Plan Update 2022, prepared by Steinberg Hart, along with Suniya 360 Architects. The consultants were hired by the Facility Planning, Construction, and District Support Services Department at the District Operations Center (DOC) to undertake a planning effort to update the seven to ten year old College Facility Master Plans (FMPs).

Due to the high-volume of facilities related studies, reports and projects completed or in progress since the Facilities Master Plan Update 2022, this Addendum (Facilities Master Plan Addendum 2024) has been prepared to supplement understanding the current and future facilities needs. The Addendum shall also further guide the planning and preparation for any future general obligation bond, state funding or other funding sources that may become available.

The Facilities Master Plan Update 2022 and this Addendum serves as a bridge to compliment and support the colleges existing and future Education Master Plans (EMPs). Collectively, these two documents shall guide the prioritization and implementation of projects based on priorities and needs of the District and its colleges.

In addition to updates about each individual site, the following Districtwide planning and project activities are included in this Addendum:

- Student Housing
- Sustainability
- Safety and Infrastructure Improvements
- Total Cost of Ownership - Maintenance & Operations Planning, Staffing + Budgeting Tool
- Diversity, Equity, Inclusion and Access
- Property Consolidation, Lease, and/or Acquisition
- Utilization and Efficiency

03

SANTA ANA
COLLEGE



03 SANTA ANA COLLEGE

Background information from 1.1 of Facilities Master Plan Update 2022:

Across all of these locations, the District manages 1.2 million gross square feet of building space, not including landscaped areas, paved areas and parking lots. The majority of this space has aged beyond its useful life: at SAC 22 Buildings out of 29 are over 50 years old; at SCC 2 Buildings out of 11 are 42 years old; and the majority of the 72 Temporary Portables across all sites (25 at SAC, 30 at SCC and 17 at CEC) are beyond their useful lifespan.

Summary of Major Updates

Five-Year Capital Outlay Plan

Education Code Sections 81820-81823 require the governing board of each community college district to annually prepare and submit a Five-Year Capital Outlay Plan to the State Chancellor's Office. All potential projects (in excess of \$634,000) are to be included in the plan, regardless of funding source (i.e. State funding, special grants, District resources, local bonds, etc.). It includes all capital outlay projects by the State's definition for California Community Colleges.

Each year, several tasks are undertaken to complete the update. For example, the District participated in several meetings with the President's Cabinet and Facilities and Safety Committee, staff reviewed the enrollment projections provided by the state, evaluated space inventory, reviewed building condition assessments, reviewed square footage associated with projects and updated project descriptions to comply with the State Chancellor's Office planning requirements.

The District submitted a final project proposal (FPP), last July 1, 2023 for Santa Ana College for the Library Replacement and it was not approved by the State for funding. The FPP is being resubmitted this year and will compete with all other community colleges who submit FPPs for funding in the 2026-2027 fiscal year. If the project is approved by the State, it would be eligible for state funding at earliest in the 2026-2027 funding year dependent upon state funding. This allows the District to compete and have funding options for eligible projects. If approved for funding by the State, the District would contribute 50% local matching funds as noted in the plan. There are no other eligible state funded project applications that are feasible at this time for the college. However, the eligibility of potential future state funded projects are evaluated annually and may be subject to change due to certain state funding criteria.

The culinary arts facility at the Bristol and 17th site is a new project. Updated information on the planning study can be found in chapter 09 of this addendum.

The Five-Year Capital Outlay Plan, is updated annually as a State requirement and is not intended to be an exhaustive list of every project discussed or contemplated as noted in the Facility Master Plan. It serves to be an additional resource available to the District to assist in both short and long term capital planning.

Campus Parking

Due to impacts of the COVID pandemic and increase in remote instructional courses, parking demand on campus needs to be further studied. There is consideration of eliminating the parking structure at this current time as remote courses continue to rise. This would need to be studied in the future to ensure any realized enrollment growth necessitated by on-campus instruction does not further impact parking on campus.

Program Refinement Considerations

A focus of the college is to create necessary technical and specialized lab spaces to support the demands of workforce programs due to its aged inventory of buildings. Concurrently, the college is continuing to assess their existing usable classroom spaces to undertake reconfigurations and consolidate spaces to increase efficiency and utilization. This may allow for more modernizations of existing buildings thereby decreasing the need for increasing new building footprints in future projects. It is anticipated that gross square footage of projects contemplated in the Facility Master Plan may be adjusted as programs and needs change.

For example, there is consideration to make the Applied Technology Building a single-story structure in-lieu of two-stories and re-site the building to potentially other locations on campus. Further assessment will need to be undertaken as the college desires to look at an option to refine the program to 60,000 gsf as compared to 71,000 gsf indicated in the FMP Update 2022 by reducing constructing new general assignment classrooms. Further study will be undertaken at time of project implementation.

The college further desires to evaluate the Arts and Workforce Building with an emphasis on Arts related programs along with appropriate adjustments to the project description name. Relocating nutrition, culinary, fire and criminal justice programs may reduce the program and need of the building size to approximately 72,142 gsf as compared to the 94,000 gsf in the FMP Update 2022. Further study should be undertaken to determine alternative locations for nutrition, culinary, fire and criminal justice at time of project implementation.

04

DIGITAL
MEDIA
CENTER



04 DIGITAL MEDIA CENTER

Background information from 1.16 of Facilities Master Plan Update 2022:

With the proposed relocation of the existing occupants within the DMC to the main SAC Campus, the District should explore repurposing opportunities for this facility, as part of a future more comprehensive FMP Update, or a separate feasibility study.

Summary of Major Updates

The Digital Media Center (DMC) houses instructional space for SAC's Digital Media Arts, TV/Video Production and Digital Music programs. The facility also has spaces for a Small Business Development Center focused on internships and jobs in the Digital Media fields. A business incubator agreement with the City of Santa Ana has sunset, and the College continues to explore efficient utilization and use opportunities for the Digital Media Center (DMC) as they arise. This includes options such as joint-use opportunities with other entities, re-envisioning the DMC for other educational and programmatic purposes, and short-term leases. The College is also considering relocating existing programs to the main campus to consolidate spaces. Further feasibility studies may be needed to determine the most efficient utilization of the DMC.

05

ORANGE COUNTY
SHERIFF'S REGIONAL
TRAINING ACADEMY



05 ORANGE COUNTY SHERIFF'S REGIONAL TRAINING ACADEMY

Background information from 5.1-5 of Facilities Master Plan Update 2022:

The Orange County Sheriff's Regional Training Academy (OCSRTA) is owned by the District and used by to the Orange County Sheriff's Department through a partnership agreement between the District and the Orange County Sheriff's Department. Santa Ana College and the Sheriff's Department have served and graduated more than 2,500 Academy cadets since it opened in 2007. The facility provides services to 62 agencies ranging from other college and university police forces, to city and county law enforcement. The 52,600 square foot Academy is situated on 15 acres of land donated by the city of Tustin, and was the first educational facility to open at Tustin Legacy – the former Tustin Air base. The facility includes: classrooms, lecture halls, training yards, an auditorium/gymnasium, a physical fitness obstacle course, and administrative offices. About 3.25 acres of the existing site is developed, and the previous 2003 Site Development Plan proposed a future Public Safety Facility (approximately 20,000 GSF) and expanded parking in the undeveloped area of the site.

Summary of Major Updates

The college is in the preliminary planning phase of State Education Center approval process. A Preliminary Notice of Intent is intended to be filed with the Chancellor's Office outlining the district's planning process and intent, followed by a Letter of Intent submitted and approved by the Chancellor's Office prior to the start of a needs assessment, including future demand, access, local intent, and the ability of the facilities to support enrollment. A feasibility study is underway to explore opportunities to co-locate the fire technology program at the Tustin location, or continue to utilize existing sites.

06

SANTIAGO CANYON
COLLEGE



06 SANTIAGO CANYON COLLEGE

Background information from 1.1 of Facilities Master Plan Update 2022:

Across all of these locations, the District manages 1.2 million gross square feet of building space, not including landscaped areas, paved areas and parking lots. The majority of this space has aged beyond its useful life: at SAC 22 Buildings out of 29 are over 50 years old; at SCC 2 Buildings out of 11 are 42 years old; and the majority of the 72 Temporary Portables across all sites (25 at SAC, 30 at SCC and 17 at CEC) are beyond their useful lifespan.

Summary of Major Updates

Five-Year Capital Outlay Plan

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The Five-Year Capital Outlay Plan, is updated annually as a State requirement and is not intended to be an exhaustive list of every project discussed or contemplated as noted in the Facility Master Plan. It serves to be an additional resource available to the District to assist in both short and long term capital planning.

Program Refinement Considerations

A focus of the college is to create necessary technical and specialized lab spaces to support the demands of workforce programs. The existing buildings are deficient in technical lab spaces. Concurrently, the college is continuing to assess their existing usable classroom spaces to undertake reconfigurations and consolidate spaces to increase efficiency and utilization. This may allow for more modernizations of existing buildings thereby decreasing the need for increasing new building footprints in future projects. It is anticipated that gross square footage of projects contemplated in the Facility Master Plan may be adjusted as programs and needs change.

The college is interested in creating a Middle College High School (MCHS) through a potential partnership with Orange Unified School District. The college envisions a facility to accommodate 1,000 students within approximately 80,000 gsf. The programming will require future study to justify the gsf and it may fluctuate based on initial demand and a phased approach may be an option to explore. For comparison, SAC's MCHS is approximately 20,000 gsf but is integrated on the main college campus. Acquisition or lease of property that is more accessible to the MCHS cohorts may be required.

The Career & Technical Education (CTE) Building may focus on Health Sciences and Medical Occupation Careers, with growth opportunities for programs in workforce development, job placement, credit and non-credit classes, matriculation from high school classes into college or adult courses. Further study will be undertaken at time of project implementation.

The Center for Academic and Student Achievement Services in the FMP 2022 Update is now referred to as the Veterans and Student Life Center.

Reconfiguration/Modernization of Building E (approx. 37,034 gsf) to optimize and/or reconfigure for Student Services, Administration, office suites, read/study and/or computer labs.

The college has expressed a need for additional spaces for Counseling/Student Support Services offices, Conference center/meeting spaces, executive offices (approx. 28,000 gsf). These changes could be included in Building E Reconfiguration/Modernization and/or in the new Veterans and Student Life Center. Further study will be undertaken at time of project implementation.

Science Center Reconfiguration/Modernization for Wastewater and Water Sciences as a potential expansion. One possible option involves converting four general classrooms to labs in the SC Building to house two Wastewater and Water Science classes, Biology class and Chemistry classes relocated from building B and U Village portables.

BioTechnology retrofit and expansion (approx. 10,000 gsf) could be included in the Science Center Reconfiguration/Modernization that shares a lab and/or a standalone expansion project.

Building D Reconfiguration/Modernization/Potential Expansion for Performing Arts. Estimated 48,508 gsf. Building D currently hosts several fine and performing art spaces which makes this building a candidate for potential reconfiguration/modernization and perhaps expansion as another option for consideration in lieu of consolidating all into a new CTE building.

All of the above mentioned programs need to be confirmed by SCC based on current and projected needs as compared to what is currently outlined in the FMP 2022 Update. This will require further study and programming as gsf may fluctuate, including secondary effects to existing spaces.

Buildings A & B Assessment

The District is undertaking an assessment of Buildings A and B at Santiago Canyon College to further assist outlining potential development options that may be available for future capital improvements. As part of this study, PBK architects reviewed the District's deferred maintenance projects, accessibility upgrade requirements, District's ADA Transition Plan, and other code mandated upgrades such as structural and fire life safety work, which may be required due to the volume and scope of work.

The assessment study included development of two comparative options with conceptual plans, and a preliminary planning budget. The first option evaluated improvements and upgrades to both Buildings A and B ("modernization approach"), adjacent outdoor areas and plaza, including connecting path of the pedestrian bridge. The second option evaluated the potential replacement of both buildings with a "right- sized" building ("replacement/new construction approach"). This assessment is still in progress.

U Village Relocation

The college is currently working with the District on an assessment to vacate the temporary portables known as the U Village. The facilities have reached the end of their useful life and shuttering the U Village will reduce maintenance costs, including reducing the amount of underutilized classrooms. This will result in increased space utilization campuswide.

To accommodate the square footage needs and adjacencies of specific programs, multiple relocation steps are required. These potential reconfigurations and reassessment of existing spaces are under study and is necessary so that the college can make the best and most effective use of its existing facilities.

07

CENTENNIAL
EDUCATION
CENTER



07 CENTENNIAL EDUCATION CENTER

Background information from 1.16, 7.1-5 of Facilities Master Plan Update 2022:

Seventeen (17) aged portable buildings are proposed to be replaced with a permanent 2-story instructional building and two 1-story buildings to house the Administration and Child Development functions, respectively.

The City-CEC-District Working Group was established to share visions for both the Center and the Park. A CEC Working Group was formed to outline the programmatic needs for the Center, and feedback from student focus groups (both day and evening students) was obtained during the process.

There were three stages to the preliminary planning process that was initiated in August 2021 and concluded in March 2022:

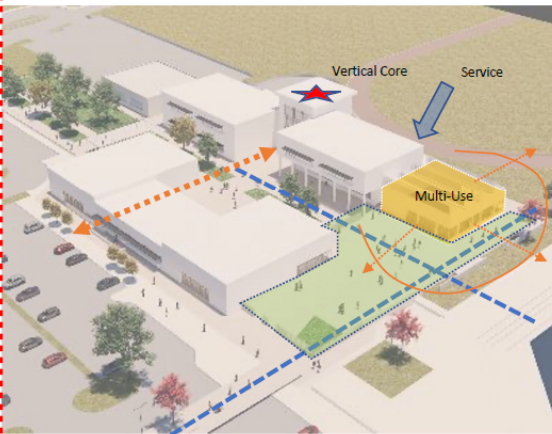
- Objectives: project kick-off, framework and vision establishment, stakeholder interviews, and regional demographic analysis.*
- Plan Definition and Priority Alignment: site analysis, user/community focus groups, web-based survey, and city stakeholder engagement.*
- Project Strategy: concept development options, some preliminary financial analysis, leading to a preferred solution.*

Summary of Major Updates

The City-CEC-District Working Group meetings paused for a period of time following changes to key personnel at the City of Santa Ana. In January of 2023, the Working Group was re-established to work collaboratively to explore joint-use and development opportunities that could be beneficial to both entities and the community. The Working Group continues to meet and has been exploring developing a larger Multi-Purpose Room to accommodate flexible meeting and classroom functions desired by both the City of Santa Ana and college. Building upon the prior preliminary planning study, the team of Brailsford & Dunlavey (B&D) and Moore Ruble Yudell Architects (MRY) developed the preferred option out of three different options. In addition to the re-envisioned multi-purpose room, the preferred option includes state of the art facilities for the continuing education program and the child development center, which aligns with the improvements to the lake that is currently under construction (see subsequent pages).

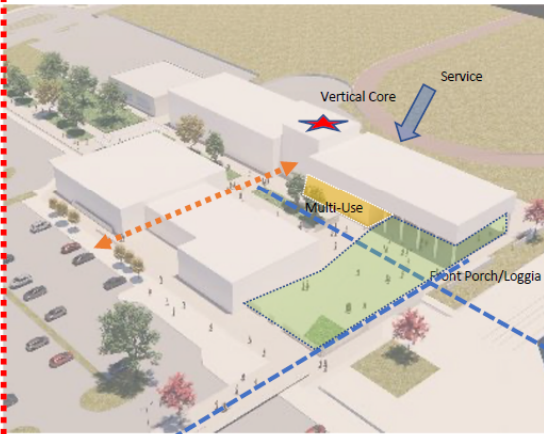
Planning Scenarios: Preferred Plan

90% DRAFT



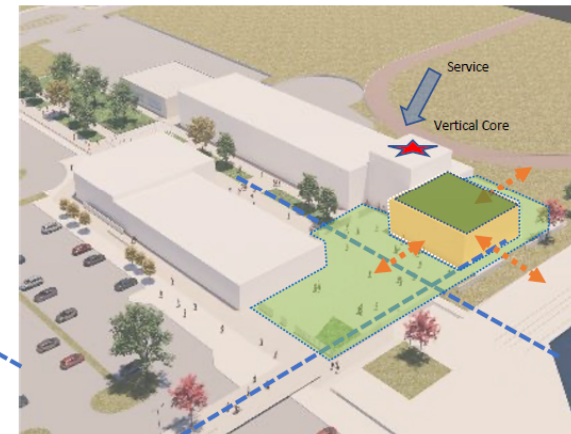
Option 1 – Arcade

- Multi-Use has 3 exterior space orientations
- Preserves view corridor to Multi-Use
- Vertical core aligns with CEC entry
- Park space expands along pedestrian axis
- Administration has direct west facing public access
- Security line varied along lake edge



Option 2 – Loggia

- Preserves view corridor to Multi-Use
- Maximizes shade at lake edge
- Vertical core aligns with CEC entry
- Multi Use set back
- Covered shaded area facing lake



Option 3 – Overlook

- Access up vertical core to Overlook
- Controlled access to Overlook
- Maximizes CEC campus landscape footprint
- Primary CEC shared through Lakeview Courtyard
- College entry lake facing
- Access to Overlook from Multi-Use



08

ORANGE
EDUCATION
CENTER



08 ORANGE EDUCATION CENTER

Background information from 1.17, 8.1, 8.2 of Facilities Master Plan Update 2022:

In 2019, the Board of Trustees approved the demolition of the existing OEC building in order to facilitate effective soils remediation of the property. In 2020 the building was demolished and the OCHCA approved the District's Remediation Action Plan which includes installation of a vapor extraction system. Construction of the system started in September 2021 and is expected to be complete Summer 2022, at which point the system will be turned on. The environmental consultant is projecting the vapor extraction system will need to be in operation for at least five (5) years before there is sufficient data to demonstrate the installed remediation system's effectiveness and rate of reduction of subsurface soil vapors.

Summary of Major Updates

The District continues to lease temporary facilities to house the adult education program while the site undergoes remediation. The ability to redevelop the site for educational purposes is contingent upon the findings and program of remediation which is still in progress. The installation of a vapor extraction system was completed in 2022 and will be in operation for a minimum of five years according to the environmental consultant. Given the uncertainty of remediation efforts and that a portion of the property is impaired as a result of such, the remaining area the District could reconstruct a facility on is limited. Therefore, the District is continuing to explore all options available to house its continuing adult education program in adequate facilities. Such options may include continued leases of space, acquisition of new property and development, joint-use opportunities with other entities, etc. Currently, the program is operating logistically in multiple locations which has fragmented its services and ability to grow. In spite of these challenged circumstances, the program has persisted and continues to have successful instructional program delivery.

09

BRISTOL &
17TH SITE



09 BRISTOL & 17th SITE

Background information from 9.1 and 9.2 of Facilities Master Plan Update 2022:

The site is a corner property located east of the SAC campus bordered by N. Bristol St. to the west, W. 17th Street to the north, and Louise St. to the east. The site comprises 1.5 acres and is currently zoned as C-2/C1-5 Commercial/Office.

In September 2021 SVA Architects, Inc. (SVA), in concert with The Concord Group, (TCG), was retained by RSCCD to prepare a Phase One analysis of the opportunities available for the development of this property. Over the course of six months, the team developed and analyzed multiple planning scenarios, including developing the site for commercial retail use, student housing combined with educational programs, student housing in an affordable housing scenario, and market-rate developer driven housing.

PHASE ONE FINDINGS

The study concluded that although affordable student housing has a strong demand, it is not feasible due to high construction costs. In other words, the funding gap is too large to make the development possible. However, market-rate student housing with 232 beds (Scenario 1D) is potentially viable for either ground lease or land sale. The development of retail and/or market rate apartments is also not feasible because construction costs are too high. In addition, these require a significant amount of parking on-site which is unfeasible.

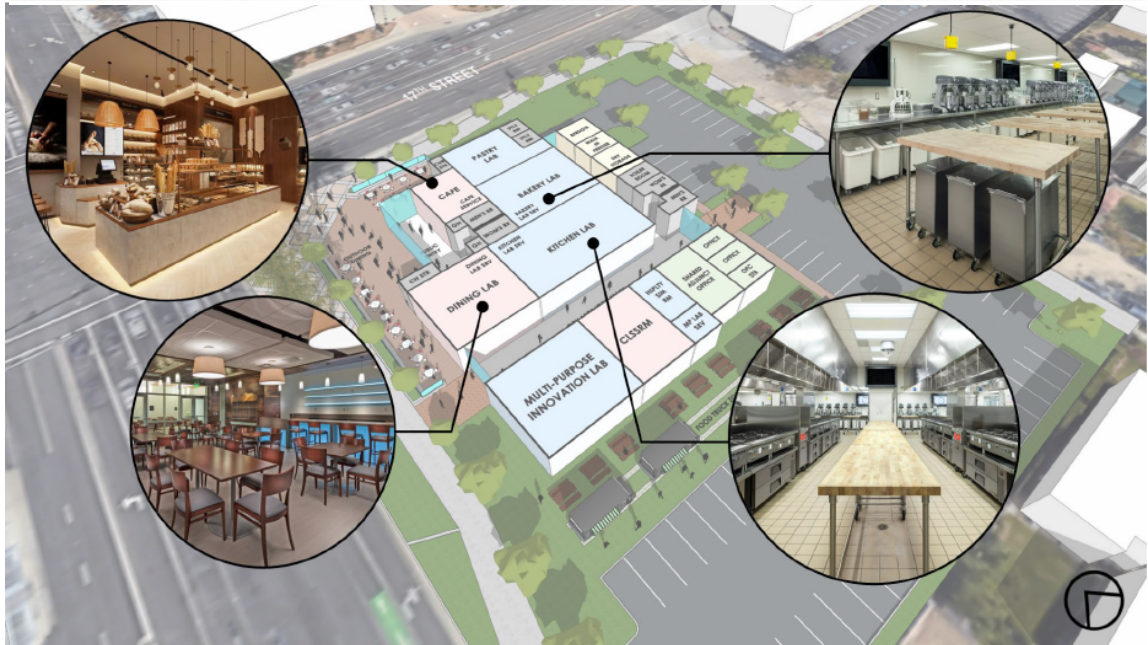
PHASE TWO

An additional option of exploration for the site is in the planning stages. It includes an external scan that focuses on the labor market, local demographics including population growth projections, age ranges, socio-economic status, etc. The study will also look at possible self-sustaining programs and if viable programs are determined, programming would follow with the appropriate user groups.

Summary of Major Updates

Phase Two, of the District's Bristol & 17th Street Site planning efforts, explored the feasibility of the site being developed as a culinary arts and hospitality management facility with public-facing retail space operated by the College. ALMA Strategies and HPI Architecture (ALMA+HPI) were retained by the District to assess feasibility of an educational facility at the site to support SAC's growing culinary arts and hospitality management program.

As an alternative, a smaller culinary arts and hospitality management building (reduced by 5,000 GSF) was studied and was determined to be self-sustaining several years earlier (than a larger building) and results in more revenue per FTES with less upfront costs. However, the return-on-investment time difference between a smaller building and the larger building was marginal. The overall conclusion of the analysis is that other factors should be considered. Including; the capacity load impacts of a smaller or larger building, the effect on future state funding for the college's capital outlay projects, along with other revenue generation approaches to offset ongoing costs.



Source: HPI Architecture

10

DISTRICT OPERATIONS CENTER



10 DISTRICT OPERATIONS CENTER

Background information from 10.1 of Facilities Master Plan Update 2022:

The District Operations Center (DOC) houses the District Executive Management, the Divisions of Business Services, Educational Services and Human Resources. The DOC, located at 2323 N. Broadway in Santa Ana, is a 4-story building owned by the District and built in 1969.

Given the age of the building (50+ years old) and the amount of repairs that the District is undertaking on a regular basis, it is recommended that the District conduct a Total Cost of Ownership (TCO) analysis comparing the cost of different options, such as: maintaining this existing building, purchasing a new building, and/or leasing another building. The District has initiated this study to assist in future planning and guide decision-making.

Summary of Major Updates

The District continues to evaluate various options as it relates to the District Operations Center (DOC) as it is approaching the end of its useful life.

Based on ongoing evaluations, maintaining, and renovating the DOC is more costly than previously anticipated. The existing window system is an inefficient single pane window system and the gasketing is failing and dry rotted along with the window film. Upgrading to an energy efficient insulated window system would require structural upgrades to the building and foundation to account for the heavier static and dynamic weight of a new window system. This renovation work will also require upgrades to other building systems and accessibility upgrades to meet current code requirements.

Additionally, major utility and mechanical infrastructure is in need of replacement at the DOC due to its aged condition (i.e. electrical, plumbing, mechanical equipment, duct work replacement, etc.).

With the recent downturn in the commercial real estate market, purchasing a building and/or leasing a building may be a more viable consideration than previously anticipated. The District continues to explore these different options on a case-by-case basis as each option will have varying cost impacts depending on the price, location, condition of the building, required upgrades, relocation costs and existing occupants' lease terms.

11

DISTRICTWIDE ACTIVITIES



11 DISTRICTWIDE ACTIVITIES

Topics

- a. STUDENT HOUSING
- b. SUSTAINABILITY
- c. SAFETY AND INFRASTRUCTURE IMPROVEMENTS
- d. TOTAL COST OF OWNERSHIP - MAINTENANCE & OPERATIONS PLANNING, STAFFING + BUDGETING TOOL
- e. DIVERSITY, EQUITY, INCLUSION AND ACCESS
- f. PROPERTY CONSOLIDATION, LEASE AND/OR ACQUISITION
- g. UTILIZATION AND EFFICIENCY

11a STUDENT HOUSING

Summary of Major Updates

On September 23, 2021, the Governor signed Senate Bill 169 to establish the Higher Education Student Housing Grant Program to increase affordable student housing across the three public higher education segments. The Rancho Santiago Community College District (“District”) applied for a planning grant and on March 1, 2022, received a grant allocation of \$500,000 to conduct a districtwide feasibility study.

The District engaged Volz Company in association with HPI Architecture (“Volz Company”) to perform a Districtwide Affordable Student Housing Feasibility Study (“Study”) that identifies needs, outlines findings, recommendations and conclusions. A districtwide student survey was released to 40,896 enrolled credit and non-credit students. A total of 2,334 students responded and additional student focus groups were held with both SAC and SCC.

All District owned sites were evaluated in conjunction with the capital construction priorities identified in the Facility Master Plan Update 2022, along with the site’s ability to accommodate a future student housing development. Additional criteria included items such as proximity to campuses (20-minutes from campus), compatibility with local zoning, parking, transit access and infrastructure availability.

A collaborative planning process was undertaken throughout the study to retain feedback from multiple groups. A Districtwide Advisory Committee was created along with an ad-hoc Board of Trustees Committee. As part of the feasibility study, the groups had to ascertain whether it would be feasible and recommended to apply for the third round of construction grant funding under the SB 169 grant application program, recognizing that state funding may not be available and the requirements by the state were in flux and continuously changing.

The feasibility study concluded there is a demand for affordable student housing. However, there are risks and challenges not easily overcome for the SB 169 construction grant application. The District’s Board of Trustees ad-hoc committee reviewed the findings and information in the Feasibility Study and the potential of an SB 169 grant application. Upon much consideration and given the challenges, the ad-hoc committee recommended that the District not proceed with the SB 169 construction grant application. However, it was emphasized that the District should continue to explore its opportunities for future alternative affordable student housing development options such as private-public partnerships and future acquisition of properties.

11b SUSTAINABILITY

Background information from 1.18 of Facilities Master Plan Update 2022:

An update to the District's 2015 Sustainability Plan is recommended as part of a future more comprehensive FMP Update. That Update will want to look at further ways to improve sustainability across all District sites (outside of replacing aged inefficient facilities with more efficient ones), energy generation opportunities, and further water conservation measures. As part of its sustainability approach, the District also utilizes existing Design Guidelines, District Standards, and Total Cost of Ownership analysis in making decisions related to facilities, and in the execution of funded projects. The District's Sustainable RSCCD Committee (SRC) is currently evaluating an update to its 2015 Sustainability Plan.

Summary of Major Updates

Through a focused workgroup effort, the District's Sustainable RSCCD Committee (SRC) is in the process of updating and aligning the 2015 Sustainability Plan with the various state and local requirements and goals such as the 2019 California Energy Code and the 2019 California Green Building Standards Code (CALGreen); CCCC Climate Action and Sustainability Goals; CCC Board of Governors Climate Action and Sustainability Framework (updated in 2021); State of California Codes and Regulations; RSCCD Board and Administrative Regulation 6012 Sustainable Practices; and the RSCCD Sustainability Plan. The Goals have benchmarking and reduction milestones for 2025, 2030, and 2035, which the District will use to measure performance and guide its path to more sustainable awareness and practices. The plan will improve the ability to efficiently track and report performance through an ongoing biennial report. The plan update is anticipated to be completed and approved by the Board of Trustees in 2025.

11c SAFETY AND INFRASTRUCTURE IMPROVEMENTS

Summary of Major Updates

Many facilities in the District's inventory have surpassed their useful life and although they met the requirements when first built, some do not meet current safety and accessibility requirements as codes and laws may have changed with the passage of time. On an ongoing basis, the District continues to address safety concerns, remove barriers to accessibility, remove hazardous materials, improve infrastructure and security as part of larger projects and standalone projects. Recently completed projects have improved lighting, vehicular circulation, pedestrian path of travel and replaced underground infrastructure at various District sites. The District when funding is available continues to undertake necessary improvements to ensure the continued safety of people and to ensure the protection of its properties and buildings. However, there is an on-going need in funding to make these necessary improvements.

Safety and Technology Improvements

In order to address safety concerns related to unauthorized access, a pilot program is underway to install electronic access control hardware and readers at select locations and integrating it into a district-wide access control software platform that is currently utilized for newly constructed buildings. The systems can be programmed to function in a variety of configurations to improve safety of staff, students and protect property. In order to integrate existing doors, the doors need to be upgraded along with electrical infrastructure to communicate with the district-wide access control software platform.

Additionally, the District has continuous needs to keep current with both instructional and infrastructure technology improvements such as upgrading surveillance camera systems, public address speaker systems, emergency communications systems, data center upgrades both infrastructure and equipment, including, but not limited to telephone and other related technology or low voltage upgrades.

Fire Protection System Services

A new California Fire Code requirement became effective on January 1, 2023 which requires the District to maintain an inventory of all fire-resistance-rated construction in buildings to resist the passage of smoke and fire. A professional engineering firm is conducting a survey of all District owned properties and preparing scopes of work to address any deficiencies.

11d TOTAL COST OF OWNERSHIP - MAINTENANCE & OPERATIONS PLANNING, STAFFING + BUDGETING TOOL

Background information from 1.8 of Facilities Master Plan Update 2022:

Meanwhile Existing Conditions and The Total Cost of Ownership (TCO) also need to be considered when addressing the myriad drivers outlined

Summary of Major Updates

A Total Cost of Ownership (TCO) analysis for all major capital construction projects can assist the District and colleges in assessing the total lifecycle cost of a capital expenditure. This analysis includes acquisition and operating costs, replacement or upgrade costs at the end of its life cycle. To assist in this assessment, it is important to review the design, construction and investment in major capital improvements within a framework of resources with the District and colleges. The District and colleges strive to ensure full value from its operations and maintenance resources and to perform cost-benefit analysis or total cost of ownership projections in the planning and implementation of any long-range capital project.

An interactive tool has been developed to assist District administrators and managers in projecting staffing needs to meet idealized performance measures using data from the prior fiscal years, maintenance and operations costs to meet certain standards established by the Association of Physical Plant Administrators (APPA). The District has reviewed several TCO models developed by industry organizations such as APPA and other Community College Districts to inform the development of this tool. Although a TCO analysis is useful as a planning tool in the beginning stages of facilities development for new buildings, since it considers all costs associated with an asset from acquisition to demolition, however, it is not necessarily a tool that can be used for analysis of an existing facility. A TCO analysis and the Maintenance & Operations Planning, Staffing + Budgeting Tool (MOPS+B) can be used in conjunction to assist with the comprehensive long-term planning of its facilities and sites.

11e DIVERSITY, EQUITY, INCLUSION AND ACCESS

Summary of Major Updates

Rancho Santiago Community College District (RSCCD) embraces diversity, equity, inclusion and access amongst students, faculty, staff and the community it serves. RSCCD continually strives to plan, design, and build facilities and spaces to improve the outcome for all students; to create an environment where teaching, learning, collaborating, expressing ideas, and success is encouraged.

RSCCD engages in practices to ensure that its facilities are developed through an equitable, participatory process that promotes a diverse and inclusive environment.

- Diversity is the practice of including many communities, identities, races, ethnicities, backgrounds, abilities, cultures, and beliefs.
- Equity is the consistent and systematic, fair, just, and impartial treatment of all individuals.
- Inclusion is the recognition, appreciation, and use of the talents and skills of employees [and students] of all backgrounds.
- Accessibility is the design, construction, development and maintenance of facilities, information and communication technology, programs, and services so that all people, including people with disabilities, can fully and independently use them.

U.S. Department of Labor (n.d.). Diversity, Equity, Inclusion and Accessibility: A Foundation for Meaningful Change, <https://blog.dol.gov/2022/02/22/diversity-equity-inclusion-and-accessibility-a-foundation-for-meaningful-change>

11f PROPERTY CONSOLIDATION AND/OR ACQUISITION

Background information from 1.19 of Facilities Master Plan Update 2022:

In its mission to continue delivering the most convenient, and most beneficial educational and community services, the District will evaluate the benefits of property consolidation and/or acquisition, whenever these are appropriate.

Summary of Major Updates

The District continues to evaluate opportunities for property consolidation, lease and/or acquisition on an as needed basis. The general scope, program(s) and/or locations of capital projects may vary and require reconfiguration, improvements of existing buildings, replacement and/or build new. The District continues to seek, expand and explore widening its community and industry partnerships with other entities and/or agencies to find creative development opportunities that support its educational mission while continuing to serve the best interest of its students.

11g UTILIZATION AND EFFICIENCY

Summary of Major Updates

The District continues to assess how instructional spaces on its two main college campuses are utilized. In conjunction with State utilization standards and efficiency expectations, changes to online instruction, expansion of distance learning and the impact of COVID this has necessitated ongoing assessments of buildings to continue to be good stewards of managing the existing building inventory.

Continuous assessment can identify the best use of existing spaces, spaces that can be repurposed and/or reconfigured in-lieu of building new facilities. Absent major funding for capital improvements and within the limited land available for development on each campus, the District continues to manage and maintain its existing building inventory while finding creative ways to make strides in improvements in order to keep pace with the dynamic needs and changes of programs.

SOURCE DOCUMENTS



SOURCE DOCUMENTS

- 2024 Updated Priority Projects List with Cost Estimates
- 2024 HLCM Updated FMP Cost Estimate
- Sustainability Master Plan – 2015
- Student Housing Feasibility Study – 2023
- Five Year Capital Outlay Plan – 2023
- Bristol & 17th Street Feasibility Planning Study – 2023
- Centennial Education Center Site Planning Analysis – 2024
- Rancho Santiago Community College District - Instructional Space Utilization Study 2023
- Total Cost of Ownership Guidelines and the Maintenance & Operations Planning, Staffing + Budgeting Tool