

Physical Resources Committee

Meeting of September 7, 2022

1:30 p.m.

Zoom Meeting

PRC Members Present: Iris Ingram, Bart Hoffman, Christine Gascon, Joe Melendez, Dane Clacken, Shannon Kaveney, Binh Dau, Alex Taber, Sebastian Vaca (arrived at 2:21 p.m.), Jim Isbell (Zarske)

PRC Members Absent: Carri Matsumoto, Arleen Satele, Ambar Nakagami, Monica Zarske, James “Marty” Rudd, Michael Turrentine

Guests Present: Hugo Curiel, Tae Kim, Chuck Wales, Kennethia Vega

Minutes

Call to Order: Ms. Ingram called the meeting to order at 1:33 p.m.

Agenda item: Introductions

Discussion: Attendees introduced themselves.

Agenda item: Meeting Minutes – May 4, 2022

Discussion: Ms. Ingram called for a motion to approve the PRC Minutes of the May 4, 2022 meeting. Mr. Melendez made a motion, seconded by Mr. Clacken and approved by the committee with one abstention by Mr. Isbell (in the absence of Ms. Zarske representing faculty senate).

Agenda item: Physical Resources Committee Purpose and Responsibilities

Discussion: Ms. Ingram shared the Physical Resources Committee Purpose and Responsibilities. The purpose of the Physical Resources Committee is to support the district and colleges by coordinating and overseeing capital outlay construction and scheduled maintenance projects that align with the facilities master plans to provide for a safe and sustainable environment and to protect district property. The responsibilities include review plans related to district and college physical resources including facilities, equipment, land and other assets. Assess the effective use of physical resources. Review the following:

- Five-Year State Annual Capital Construction Plan
- State Capital Outlay projects
- Local bond projects
- Five-Year Annual State Scheduled Maintenance Plan
- Facility Master Plans
- Hazardous Mitigation Plans as needed
- Ancillary costs related to new construction as needed

Ms. Ingram called for a motion to approve the Physical Resources Committee Purpose and Responsibilities. Ms. Gascon made a motion, seconded by Mr. Hoffman and approved by the committee unanimously.

Agenda item: Physical Resources Committee Membership

Discussion: Ms. Ingram shared the current Physical Resources Committee Membership as of 2022 and noted there is a vacancy for a faculty representative from SCC and a student representative from SCC. Mr. Hoffman noted that Jason Huskey will be replacing James “Marty” Rudd. Ms. Ingram called for a motion to approve the current Physical Resources Committee Membership. Mr. Hoffman made a motion, seconded by Mr. Melendez and approved by the committee unanimously.

Agenda item: Measure Q, Scheduled Maintenance, and Capital Projects Update – dated September 7, 2022

Discussion: Mr. Melendez provided the committee with an overview of the following projects:

Measure Q Projects:

- Science Center: Currently investigating fume hoods and exterior cracking plaster. The budget for the project is 61.88 million.

Current Capital Projects:

- SAC Russell Hall Replacement (Health Sciences Building): Construction is going very well and is more than 50% completed. Target occupancy is Summer 2023, but this is subject to change. The demolition of Russell Hall will occur after the new Health Sciences Building is completed. The demolition is anticipated to start Fall 2023.
- SAC Campus Entrance Improvements: The project is in the construction document phase to restore the location of where Russell Hall gets demolished. The estimated budget for phase 1 is \$5.3 million.
- SAC Barrier Removal Signage/Wayfinding: The award of bid is anticipated for approval by the Board of Trustees on September 12, 2022 and the anticipated start date is October 10, 2022.
- SAC Middle College High School (MCHS) Phase 1 Exterior Painting and Renovation: MCHS moved back to the two-story building. Exterior painting and reconfiguration of B33 for offices was completed. This project has been completed and is in the close-out phase.
- SAC Middle College High School (MCHS) Phase 2 Site Modification: This project is currently on hold due to funding agreement and will be removed from future updates until funding is available.
- SAC MCHS Phase 3 Roof and HVAC Repair: This project is currently on hold due to funding agreement and will be removed from future updates until funding is available.
- SAC Human Services Division & Fire Tech Relocation: This project is in the close-out phase.
- SAC Temporary Village (TV) Phase 5A Fashion & Others: This project is in the design development phase.
- SAC TV Phase 5B 300 Removal & Lot 11: The Notice of Completion is anticipated for approval by the Board of Trustees on October 11, 2022.
- SAC TV Phase 5C Demolition of B4-B8: This project is on hold.

- SAC Building S – Safety Key Room: This project includes the reconfiguration of the mail room for expansion of key inventory and access control system space needs for Campus Safety and Maintenance & Operations.
- SAC Centennial Education Center (CEC) Redevelopment: The internal Work Group met and has provided feedback to the architect on the various site redevelopment design options. Upcoming meetings are planned with the City of Santa Ana Work Group to discuss partnership with future improvements and operations. The internal work group will convene after further discussions with the city.
- SAC Bristol & 17th Street Property, Site Master Planning Study: The first phase of the planning and development assessment has been completed that included studying affordable student housing. It was determined affordable student housing was not ideal at this location and a future district-wide feasibility study will begin in this upcoming academic year as a part of SB169 grant funding. The second phase has commenced and will assess the feasibility of a hospitality/culinary/tourism program.
- SCC Orange Education Center Building Certification: The remediation system installation is substantially complete with closeout activities continuing. An RFP for remediation system maintenance services was issued. The environmental consultant is coordinating with the Orange County Health Care Agency to commence the vapor sampling program once the Air Quality Management District approves the permit to operate the system.
- SCC Campus Entrance Improvements Phase 1: The first phase of the project was submitted to DSA in Spring 2022 and is anticipated for approval in Fall 2022. The estimated budget for phase 1 is \$4.1 million.
- SCC Campus Entrance Improvements Phase 2: The second phase of the project is in the construction document phase. DSA submittal is anticipated for July 2023. The estimated budget for phase 2 is \$7.1 million.
- SCC Barrier Removal Signage/Wayfinding: The award of bid was approved by the Board of Trustees on July 11, 2022 and the anticipated start date is August 29, 2022.
- SCC Erosion Control: Construction is approximately 75% complete.
- SCC Building S Access Control Upgrades: This project was completed and will be removed from future updates.
- SCC Building D Restroom Renovations (Multi-User & Single User): The award of bid was approved by the Board of Trustees on June 27, 2022 and the contract start date was August 15, 2022.
- SCC Soccer Path of Travel & Seating Repairs: This project includes removing and replacing the existing concrete walkway with compliant slopes.
- SCC Barrier Removal Lot 2 (S) and 7 Crosswalk Improvements: The award of bid was approved by the Board of Trustees on August 8, 2022 and the anticipated start date is September 12, 2022.
- DO ADA Parking Lot Improvements: This project has been completed and will be removed from future updates.
- District-Wide Emergency Blue Phone & ADA Path of Travel: This project has been completed and will be removed from future updates.

- District-Wide Access Control & Key Projects: These projects are on-going.
 - SAC Bldg D: 100% construction documents have been completed and the documents are being prepared to submit to DSA in September 2022.
 - CEC (mechanical re-key only): The rekey to Medeco cylinders is completed. The project is in the close-out phase.
 - SCC Bldgs D & H: The design has been completed and submitted to DSA back in June 2022. The architect is addressing DSA back check comments.
 - DO: Schematic design has been completed. The design team has proceeded with the Design Development phase and will submit for District's review.
 - The Work Group has an upcoming meeting to discuss several operational and project issues regarding on-going test pilots and review of the AR 3501.

Scheduled Maintenance:

- The total allocation for Scheduled Maintenance (SM23) projects from the state is \$18,882,875.
 - The project list is under evaluation and is expected to be completed in September.
 - The District is required to submit the project list and funding applications to the State in October.
- SM22 SAC Buildings G, H, & W HVAC Replacement: The agreement for architectural services was approved by the Board of Trustees on May 16, 2022. The project kick-off meeting occurred on June 4, 2022. The architect's site assessment is currently under review by the District.
- SM22 SAC Buildings F, I, & J Roof Replacement: The award of bid was approved by the Board of Trustees on August 8, 2022 and the anticipated start date is September 12, 2022. Insulation material has approximately 5-8 months lead-time and may be delayed.
- SM22 SAC Barrier Removal Campus-wide: Various barrier removal projects. The District is working through scope development and the projects are currently in the planning phase.
- SM22 SAC Buildings L, T, & X HVAC & Roof Replacements: The agreement for architectural services was approved by the Board of Trustees on May 16, 2022. The project kick-off meeting occurred on June 4, 2022. The architect's site assessment is currently under review by the District.
- SM20 SAC Water Conservation Irrigation Controller Upgrade Phase 2: This project is in the close-out phase.
- SM20 SAC Campus-wide Drinking Fountains: This project includes removing and replacing existing non-compliant drinking fountains at the college with compliant drinking fountains and bottle fillers. The project is currently in the planning phase.
- SM19 SAC BR Library Restroom Upgrade: The project has been completed. Currently investigating a sewer issue in the women's restroom.
- SM22 SCC Buildings A, B, D, G, H, SC Enclosure Repairs: The award of bid for Buildings D, E, H, G, L and SC Roof Repairs is anticipated for approval by the Board of Trustees on September 12, 2022 and the anticipated start date is October 3, 2022.
- SM22 SCC Building G Pool Repair: This project is in the planning phase.
- SM22 SCC A&B Plaza Entry: The award of bid is anticipated for ratification by the Board of Trustees on September 12, 2022 and the anticipated start date is August 22, 2022.

- SM22 SCC CDC Repairs: This project is in the planning phase.
- SM22 SCC Buildings A, B, C, D, & U HVAC Replacement: This project includes retrofit and repair of various HVAC equipment at Building A and B. The project is currently in the planning phases. The costs for equipment replacement and upgrades in Buildings U, C, D will be covered using college HEERF funds. The college approved \$350,000 to complete the HEERF-funded HVAC ventilation improvements, currently in the planning phase.
- SM19 SCC Campus-wide Handrail Repairs: The award of bid is anticipated for ratification by the Board of Trustees on September 28, 2022 and the anticipated start date is October 3, 2022.
- SM18 SCC Perch Café Repairs: The project is in the close-out phase.
- SM18 SCC Barrier Removal Phase 4C Loading Zone Repairs (main entry/fountain location): This project has been completed.
- All SM17 SCC projects have been completed and closed out and will be removed from future updates.
- SM22 DO Window Gasket Replacement: The window and building envelope assessment was completed and is pending further scope review and recommendations on how to proceed.
- Blaser Settlement deficiency items completed to date: 372 out of 418 exterior (89%) deficiencies have been corrected and 198 completed out of 241 items for interior (82%). Overall, the Blaser Settlement barrier corrective items are 86% complete. Multiple projects are currently in various phases of planning, design and construction.

Facility Master Plan Update:

- The Facility Master Plan Update 2022 was approved by the Board of Trustees on June 27, 2022.

Student Housing Feasibility Study (SB 169 Grant Funding):

- Currently working on an RFP for our Districtwide Student Housing Feasibility Study in anticipation of State Chancellor's Office guidance on our allocation.

Agenda item: Sustainability Committee Update

Discussion: Ms. Ingram noted the committee will be meeting next week.

<https://rscdd.edu/Departments/Business-Operations/sustainable-rscdd-committee/Pages/default.aspx>

Agenda Item: Measure Q Financial Summary

Discussion: Ms. Ingram reviewed the project cost summary for Measure Q and noted the District is at 100% spent. All Measure Q projects at Santa Ana College have been completed and Measure Q is now closed out.

Agenda item: Campus Facilities Meetings Update

Discussion: Meeting minutes were distributed from the SAC Facilities and Safety Committee meeting from April 19, 2022. Mr. Hoffman noted the committee reviewed the block schedule that was created by a task force. The purpose of the block schedule is for students who are taking classes on campus to take as many classes as possible per section over the course of a day. A future agenda item that will

presented at the upcoming Facilities and Safety Committee meeting is a Safety and Facilities training calendar.

Meeting minutes were distributed from the SCC Facilities and Safety Committee meeting from April 18, 2022. Mr. Wales noted U-95 has been demolished and thanked the Facility Planning department for taking care of that project. The campus recently experienced a Stage 3 power alert and needs additional training on what to do during a power alert.

Agenda item: Meeting Schedule

Discussion: The next scheduled meeting is by email only on October 5, 2022 and the next scheduled in-person or Zoom meeting is on Wednesday, November 2, 2022 at 1:30pm. These dates were approved at the last PRC meeting along with the following dates: February 1, 2023 (Email Only); March 1, 2023 (In-person or Zoom); and May 3, 2023 (In-person or Zoom).

Agenda item: Other

Discussion: There were no comments.

Adjournment: Ms. Ingram called for a motion to adjourn the September 7, 2022 PRC meeting. Mr. Hoffman made a motion, seconded by Mr. Clacken and approved unanimously to adjourn at 2:32 p.m.