



Orange Education Center Project Update

Board Of Trustees Meeting
November 9, 2015



**Santiago
Canyon
College**

PROJECT BACKGROUND

- ▶ Existing building is 85,130 g.s.f., concrete tilt-up industrial building on 6.37 acres of land.
- ▶ Built in 5 phases in the 1960s.
- ▶ District purchased property and building in December 2003.
- ▶ Building was renovated for college use in 2004.
- ▶ There are currently 26 classrooms for Continuing Education and 4 Child Development classrooms in the existing building.
- ▶ Structural upgrades are required to footings, roofing, and wall systems.
- ▶ Fire life safety upgrades are required including fire rating of the interior corridor, upgrades to the fire sprinkler system and fire alarm system.
- ▶ Accessibility (ADA) upgrades are required throughout the building.
- ▶ Electrical upgrades are required to meet new energy code.
- ▶ Child Development Center needs to meet current plumbing code requirements and play yard area requirements. The existing playground size is deficient and needs to be expanded.

PROJECT BACKGROUND

- ▶ Additional issues non-code related that impact building and users:
 - ▶ Program spaces and classrooms are not located in ideal locations within the building.
 - ▶ The layout of the interior space is inefficient.
 - ▶ Corridors are oversized and make up approximately 22-23% of the interior s.f. and should be in the range of 15%.
 - ▶ Existing parking is deficient for use of facilities.
 - ▶ Not all classrooms appear to be fully utilized.
 - ▶ Mechanical system is not a variable controlled air system is inefficient, and has approximately 5 years of useful life remaining (as of 2014).
 - ▶ Surveillance and EMS systems need upgrades as current systems are deficient and inefficient.

TIMELINE OF 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

TIMELINE OF ACTIVITIES

2014

- Updated code compliance report (2013 code)
- Updated geotechnical report (2013 code)
- Meetings with all user groups
- Multiple remediation 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)
- RFP for Architect and Engineering services to proceed with design of Option 3

2015

- Meeting with DSA and project team to review 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
- Schematic design signed off and approved by user groups

PROJECT OVERVIEW

Project Summary:

- ▶ DSA Certification of Orange Education Center.
- ▶ Upgrade to meet current structural, fire and life, safety, ADA and energy codes.
- ▶ Option 3: Partial demolition of existing building; relocation of Warehouse and Publication services; renovation of remaining footprint (63,425 g.s.f.) for Continuing Education and Child Development Center.

Current Status:

- ▶ Investigative testing completed.
- ▶ Architect has completed programming phase.
- ▶ The architect has completed and received final schematic design approval and sign off from all user groups and SCC campus.
- ▶ Multiple options and cost estimates developed and reviewed.
- ▶ Target DSA submittal October 2016.
- ▶ Construction anticipated to begin November 2017.
- ▶ Target re-occupancy Dec. 2018/Spring Semester 2019



Budget:

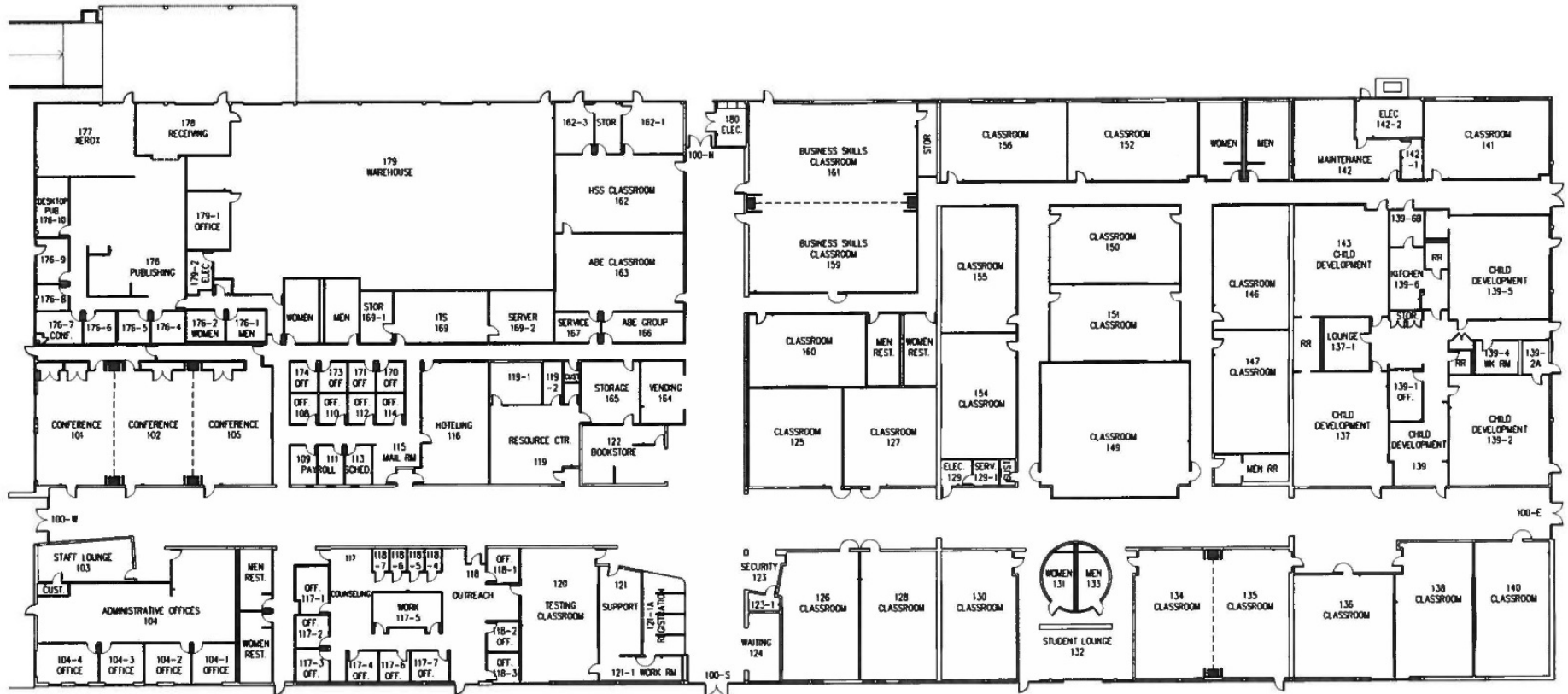
\$30,425,722 allocated:

- \$5 million Measure E
- \$4 million Redevelopment Funds
- \$7 million Stabilization Funds
- \$14,425,722 one time Mandated Cost Funds

\$36.1 million total target budget (includes costs for relocation of Warehouse and Publications; budget is deficient)



EXISTING BUILDING FLOOR PLAN



ORANGE EDUCATION CENTER



CURRENT SCHEMATIC DESIGN

Option 3 – Partial Demolition of Existing Building, Renovation and Reconfiguration

- ▶ Reduce building square footage from 85,130 g.s.f. to 63,425 g.s.f. (original target was 50,000 g.s.f.) and renovate the remaining building. Includes 24 classrooms and 4 CDC classrooms.
- ▶ Relocation of Warehouse and Publications to the SCC Maintenance and Operations Building for interim period.
- ▶ Increase parking by 84 spaces. Total parking provided 470 spaces.
- ▶ Relocate CDC to front of campus to improve circulation for both vehicles and users of the building.
- ▶ Create designated parking areas for CDC for easier drop off and pick up.
- ▶ Increase CDC play yard area to correct size.
- ▶ Construction cost now estimated at \$23.5 million.
- ▶ Total project cost now estimated at \$36.1 million.
 - ▶ Note: Total project cost includes relocation/interim housing costs for Warehouse and Publications to the SCC M&O building.



OTHER COST SCENARIOS CONSIDERED

- ▶ Developed and reviewed various options to reduce costs
- ▶ New construction, modular buildings, renovation
- ▶ \$16 million, \$19 million, \$23.5 million construction cost scenarios

Sample below: \$16 million construction cost scenario and program impact

New (w/CDC)	New (w/o CDC)	Modular (w/CDC)	Modular (w/o CDC)	Renovation (w/ CDC)	Renovation (w/o CDC)
6 classrooms 4 CDC classrooms	13 classrooms	13 classrooms 4 CDC classrooms	20 classrooms	8 classrooms 4 CDC classrooms	16 classrooms
29,156 gsf	29,156 gsf	43,733 gsf	43,733 gsf	37,486 gsf	37,486 gsf
\$23.49 million	\$23.49 million	\$24.11 million	\$24.54 million	\$23.67 million	\$24.19 million

- Notes:
1. Variance in costs due to furniture/equipment estimates, square footage and Child Development.
 2. Life expectancy for building type differs with modular construction and is less than new or major renovation.

PROJECT SUMMARY

- ▶ The current schematic design has been approved by all user groups and the college and includes:
 - ▶ 24 classrooms (HSS/ABE, CTE, Assessment Center, ESL, Parenting Education, Adult Ed)
 - ▶ 4 Child Development classrooms
 - ▶ Total of 63,425 g.s.f.
 - ▶ Target construction budget of \$23.5 million, Total project cost of \$36.1 million (which includes cost for interim relocation of Warehouse and Publications)
- ▶ The new layout is efficient, and addresses both interior and exterior access concerns which will benefit visitors and students to the center.
- ▶ Current layout will maximize use of classrooms and facility.
- ▶ The increase in parking spaces will allow for flexibility in scheduling of classes.
- ▶ A new 2016 code becomes effective January 2017. The design team is now progressing into the design development phase with a target DSA submittal in October 2016. Applicability of new code and the impacts to the design have yet to be determined.

SCHEDULE

- ▶ Target DSA submittal is October 2016.
- ▶ Target Construction start is November 2017.
- ▶ Target Occupancy is December 2018 and start up by Spring Semester 2019.
- ▶ Target Relocation of Warehouse and Publications is January 2017.

ORANGE EDUCATION CENTER

Students Served

	2008-09 (Peak Year)	2011-12* (last full year)	2014-15	Range
Students Served	17,380	14,504	12,084	5,296
FTES	2,988	2,133	1,722	1,266
OEC FTES	1,441	1,327	0	1,441
SCC FTES	33	3	371	368
CHAP FTES	0	0	469	469
TOTAL (3 Sites)	1,474	1,330	840	634

***The decrease from 2008-09 is due to declining budgets**

A LOSS OF 634 FTES

- Apportionment ($\$4,683 \times 634$ FTES):
\$2,969,022
- Less Expenses ($\$1,100 \times 634$ FTES): \$697,400
- Net Annual Revenue: \$2,271,622

The above does not include additional revenue that would result from Lottery, WIOA, SSSP, VTEA, and Block Grant Allocations

Mission Statement

Orange Education Center

*...to offer a variety of free noncredit classes, programs, and services that enable students to **maximize their potential** by acquiring the necessary technical and academic skills to reach their personal, educational, and career goals **so that they can benefit from, and contribute to, a changing American society as productive, active members of their communities.***

BARRIERS TO MAXIMIZING POTENTIAL

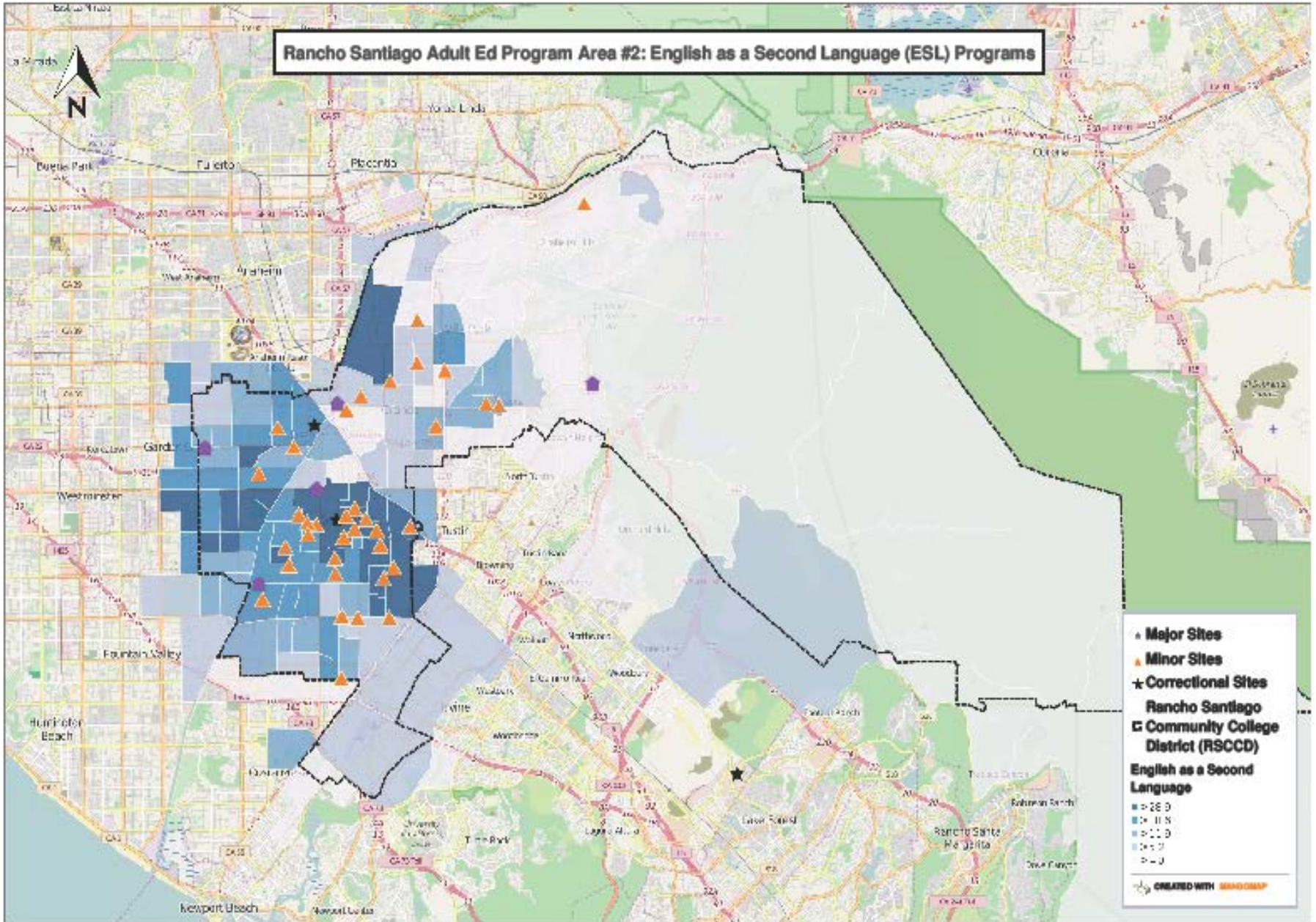
- **Little or no English Language skills**
- **Lack of a High School Diploma or Equivalent**
- **Lack of Citizenship**
- **Lack of Employability Skills**

Strong Community Need for OEC

City of Orange Demographics

- **Population: 136,000**
 - White, non-Hispanic: 47%
 - Hispanics: 38%
 - Asian: 11%
 - Other: 4%
- **Language:** 9% of Households are linguistically isolated, meaning that those in these households age 14 and over speak little or no English.
- **Education:** 18% of Adults 25 and over do not have a high school diploma; over 40% of Hispanic adults do not have a high school diploma.
- **Unemployment: 8.5%**

Rancho Santiago Adult Ed Program Area #2: English as a Second Language (ESL) Programs



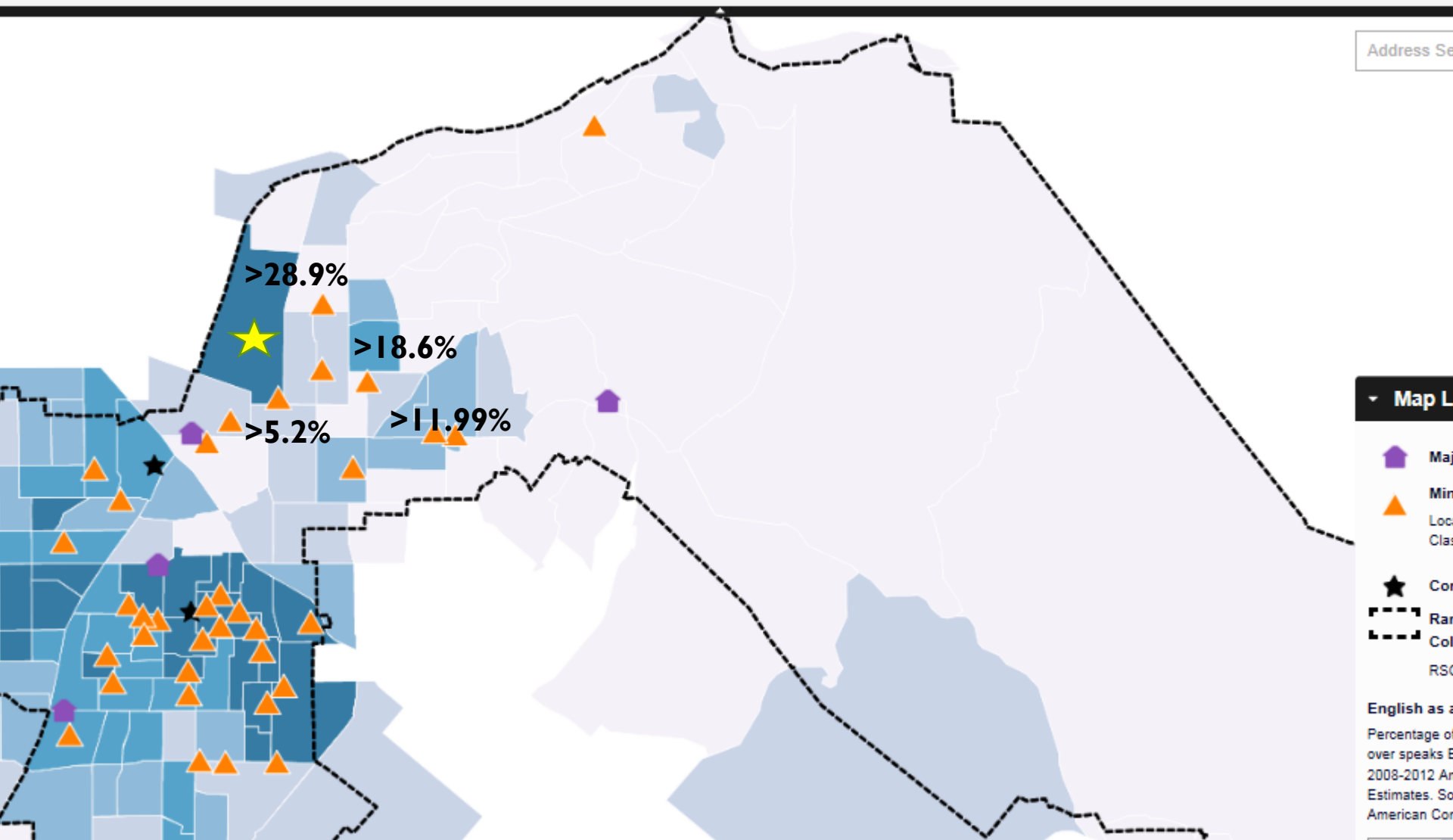
- ▲ Major Sites
- ▲ Minor Sites
- ★ Correctional Sites
- ▭ Rancho Santiago Community College District (RSCCD)
- English as a Second Language
- 28.0
- 11.0
- 11.0
- 11.0
- 0.0

CREATED WITH **MAPBOX**



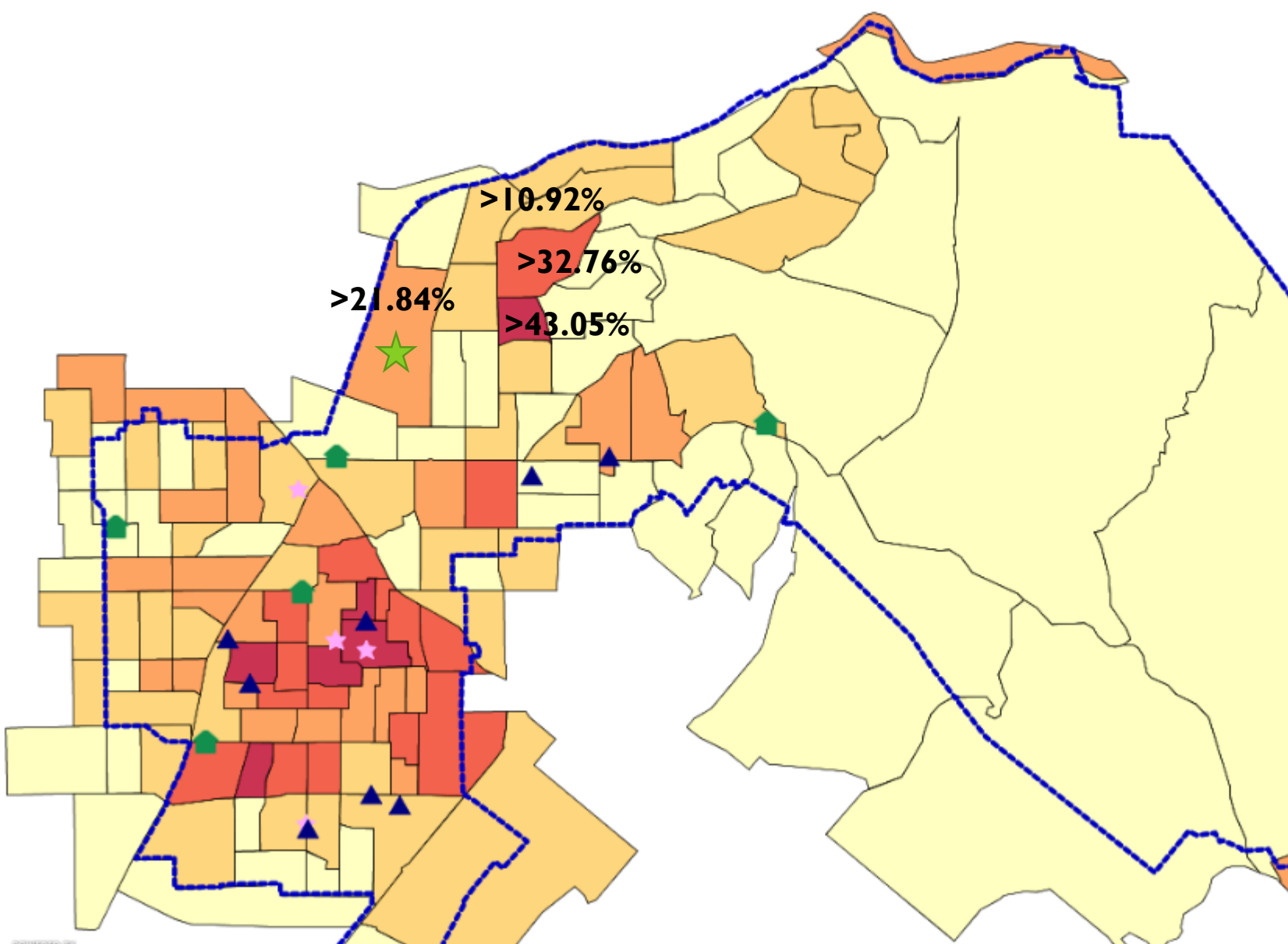
Adult Ed Program Area #2: English as a Second Language (ESL) Programs

Percentage of households within RSCCD who reported, No one age 14 and over speaks English only or speaks English "very well" and the locations of sites that



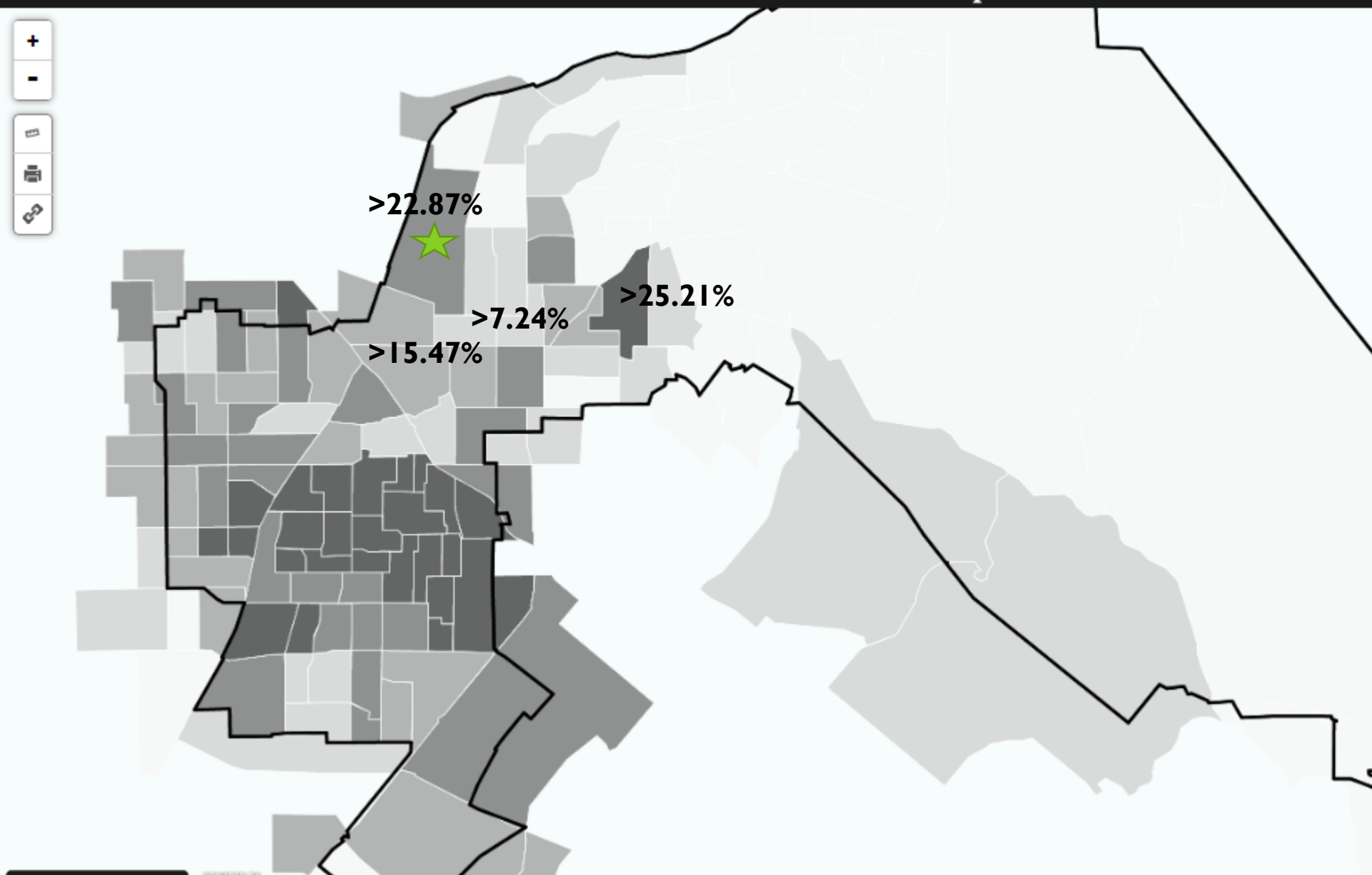
Rancho Santiago Adult Ed Program Area #1: Elementary and Secondary Basic Skills Programs

This map shows the estimated rate of the population (18-24) with less than a high school diploma or its equivalency within RSCCD and the locations of sites th



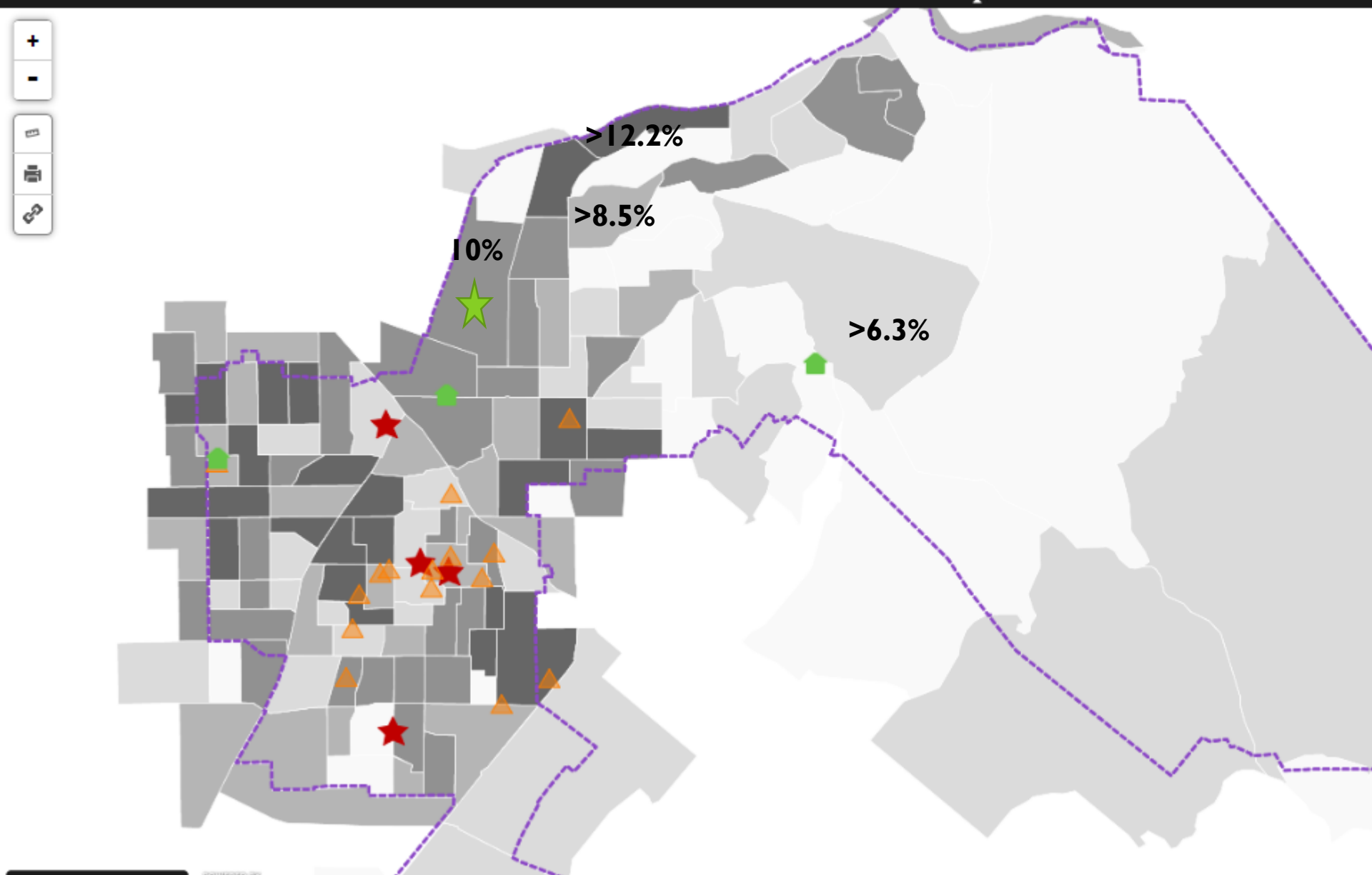
Rancho Santiago Adult Ed Program Area #2: Citizenship Programs

This map shows the estimated percentage of the population within RSCCD who are not United States citizens and the locations of sites that offer citizenship o



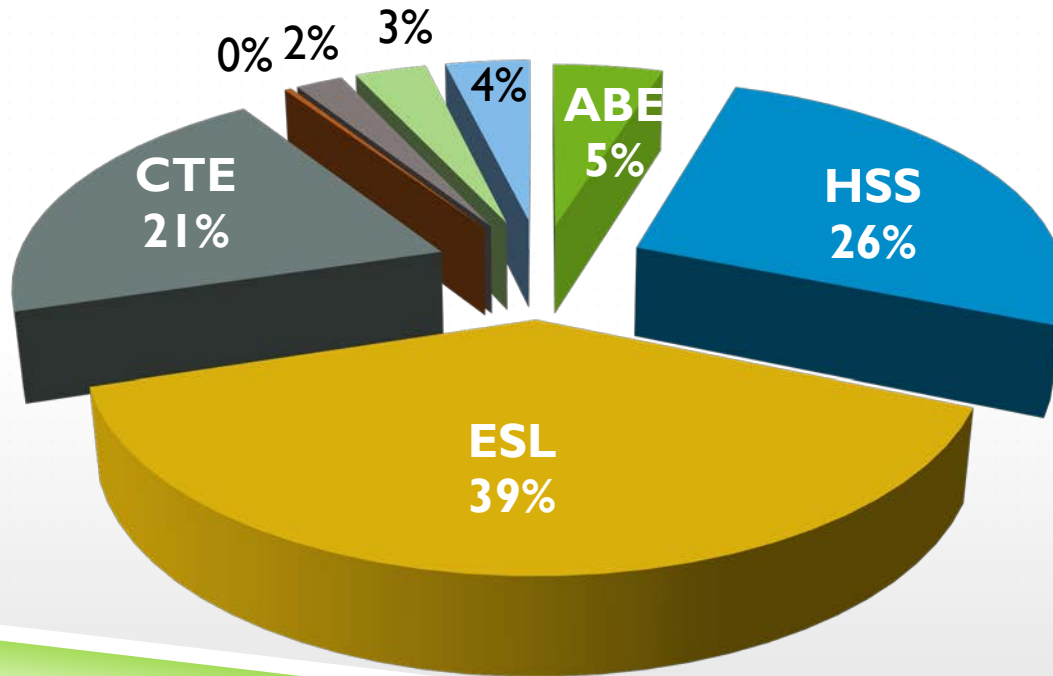
Rancho Santiago Adult Ed Program Area #4: Short Term CTE Programs

This map shows the estimated rate of unemployment among the civilian population within RSCCD and the locations of sites that offer Career Technical Educa



PROGRAM OFFERINGS (%)

- Adult Basic Education
- English as a Second Language
- Adults With Substantial Disabilities
- Programs for Older Adults
- High School Diploma Program
- Career Technical Education
- Parenting Education
- Health & Safety Education



91% of Program Offerings Address Community Barriers

CONCLUSION

- The OEC is needed to serve many who are not currently being served and unable to benefit from increased academic and/or technical skills and thus unlikely to maximize their potential.
- From the maps, the OEC is located in the perfect location to serve our community.
- No Risk - We know from the past that the OEC will be successful.
- Thank you for your continued support of the plan presented.

QUESTIONS